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AFTER RECORDING RETURN TO:

Visionet Systems Inc.  
111 Technology Dr  
Pittsburgh, PA 15275

13604485  
03/22/2021 11:15 AM \$40.00  
Book - 11140 Pg - 5643-5645  
**RASHELLE HOBBS**  
RECODER, SALT LAKE COUNTY, UTAH  
WILLISTON FINANCIAL GROUP  
111 TECHNOLOGY DR  
BUILDING TWO  
PITTSBURGH, PA 15275  
3<sup>rd</sup> MZA, DEPUTY - MA 3 P.

This document prepared by:

Frank P. Dec, Esq.  
8940 Main St.  
Clarence, NY 14031  
866-333-3081

Tax ID No.: 16-17-427-002

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**QUIT CLAIM DEED**

15128854

THIS DEED made and entered into on this 13 day of NOV, 2020, by and between **David Bauer, a married man, who took title as a single man, joined in execution by his spouse, Angela Fellows**, a mailing address of 1879 South 1200 E, Salt Lake City, UT 84105, hereinafter referred to as Grantor(s) and **David Bauer and Angela Fellows, husband and wife, as joint tenants with right of survivorship**, a mailing address of 1879 South 1200 E, Salt Lake City, UT 84105, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Salt Lake County, Utah:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 1879 South 1200 E, Salt Lake City, UT 84105

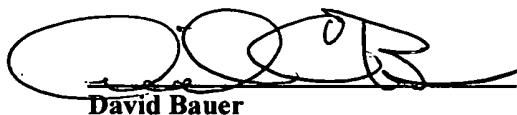
SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Prior instrument reference: Book: 10818, Page: 9188, Recorded: 08/21/2019

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.



David Bauer



Angela Fellows

STATE OF Utah  
COUNTY OF Salt Lake

On the 12 day of Nov, A.D. 2020 personally appeared before me David Bauer and Angela Fellows, the signer of the within instrument, who duly acknowledged to me that he/she executed the same.

Notary Public

Print Name: Julie Shaw

My commission expires: 11/1/2020



No title exam performed by the preparer. Legal description and party's names provided by the party.

EXHIBIT A  
LEGAL DESCRIPTION

BEGINNING 33.00 FEET EAST AND 40.00 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 17, BLOCK 1A, FIVE ACRE PLAT "A", BIG FIELD SURVEY AND RUNNING THENCE SOUTH 40.00 FEET; THENCE EAST 110.00 FEET; THENCE NORTH 40.00 FEET; THENCE WEST 110.00 FEET TO THE PLACE OF BEGINNING.

TOGETHER WITH A RIGHT OF WAY OVER THE FOLLOWING:

COMMENCING 143.00 FEET EAST OF THE NORTHWEST CORNER OF LOT 17, BLOCK 1A, FIVE ACRE PLAT "A", BIG FIELD SURVEY AND RUNNING THENCE EAST 11.50 FEET; THENCE SOUTH 118.55 FEET; THENCE WEST 11.50 FEET; THENCE NORTH 118.55 FEET TO THE PLACE OF BEGINNING.

PARCEL ID NUMBER: 16-17-427-002

PROPERTY COMMONLY KNOWN AS: 1879 SOUTH 1200 E, SALT LAKE CITY, UT 84105