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4/19/2021 8:25:00 AM \$40.00
Book - 11159 Pg - 33-34
RASHELLE HOBBS
Recorder, Salt Lake County, UT
LSI TITLE CO
BY: eCASH, DEPUTY - EF 2 P.

Commitment Number: 28420526

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
22-05-406-033-0000

QUITCLAIM DEED

Ruby Chou, a single person, and **Hwa Fong**, a married person, (child/mother), whose mailing address is **1041 East Countrylane Road, Millcreek, UT 84117**, hereinafter grantors, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Ruby Chou**, a single person, hereinafter grantee, whose tax mailing address is **1041 East Countrylane Road, Millcreek, UT 84117**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Situated in the City of Millcreek, County of Salt Lake, State of Utah, and is described as follows;

Lot 7B, Villas of country lane, a planned unit development, according to the official plat thereof on file and of record in the salt lake county recorder's office.

Property Address is: 1041 East Countrylane Road, Millcreek, UT 84117

Prior instrument reference: 13171177, Official Records Book 10885, Page 4538

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on 5 April, 2021:

Ruby Chou
Ruby Chou

Hwa Fong
Hwa Fong

STATE OF Utah
COUNTY OF Wasatch

The foregoing instrument was acknowledged before me on 5 April, 2021 by **Ruby Chou** and **Hwa Fong** who are personally known to me or have produced driver license as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

[Signature]
Notary Public

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605 Fax: (866) 611-0170.

