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10/19/2021 1:52:00 PM \$40.00
Book - 11256 Pg - 1954-1955
RASHELLE HOBBS
Recorder, Salt Lake County, UT
LENDER LIVE SETTLEMENT SERVICE
BY: eCASH, DEPUTY - EF 2 P.

Prepared by: Curtis R. Hussey, Esq. – Utah Bar No.: 5488
82 Plantation Pointe Road, #288, Fairhope, Alabama 36532

Return to: Covius Settlement Services, LLC, 1044 Main St, Suite 600, Kansas City, MO 64105
Tax No.: 15-22-278-035-0000

510-510003

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION of Ten and Dollars (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, APRIL DANIELS formerly known as APRIL MINER, whose mailing address is 1416 2320 South, Salt Lake City, UT 84119, hereinafter referred to as “Grantor”, does hereby remise, release, quitclaim, grant and convey unto APRIL DANIELS and SAMUEL DANIELS, as joint tenants with right of survivorship, whose mailing address is 1416 2320 South, Salt Lake City, UT 84119, hereinafter referred to as “Grantee”, the following lands and property, together with all improvements located thereon, lying in the County of Salt Lake, State of Utah, to-wit:

The East 71 feet of Lot 27, Redwood Gardens Plat "A", according to the official plat thereof, recorded in the office of the Salt Lake County Recorder.

Being all of the same Property conveyed to Grantor by virtue of a Deed recorded 08/05/2016 as Entry No. 12336558 in Book 10460 at Page 8753 in the Office of the County Recorder of Salt Lake County, Utah.

Being commonly known as: 1416 2320 South, Salt Lake City, UT 84119

SUBJECT TO all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

THIS CONVEYANCE made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

TO HAVE AND TO HOLD to the said Grantee as joint tenants with right of survivorship, their heirs, personal representatives, executors and assigns forever; it being the intention of the parties to this conveyance.

WITNESS, Grantor's hand this the _____ day of 14/10/2021, 20 21.

APRIL DANIELS formerly known as APRIL MINER

[Handwritten signature of April Daniels] fka *[Handwritten signature]*

STATE OF UTAH
COUNTY OF Salt Lake.

On this 14 day of October, 2021, before me personally appeared APRIL DANIELS formerly known as APRIL MINER, to me known to be the person who executed the foregoing instrument, and that they thereupon duly acknowledged to me that they executed the same to be his/her/their free act and deed.

[Handwritten signature of Cassidy Mooney]

Notary Public

My Commission expires: 09-20-2023

