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13992924 B: 11360 P: 5870 Total Pages: 6
07/29/2022 04:22 PM By: salvarado Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: ART & GAYLE SCHMIDT
200 PINE NEEDLE LN BIGFORK, MT 59911



RECORDING REQUESTED BY:
Kelly S. Schmidt

INSTRUMENT PREPARED BY:
Arthur D. Schmidt
200 Pine Needle Ln.
Bigfork, Montana 59911

(Above reserved for official use only)

RETURN DEED TO:
Kelly S. Schmidt
600 Crestwood Ct.
Whitefish, Montana, 59937

SEND TAX STATEMENTS TO:
Kelly S. Schmidt
600 Crestwood Ct.
Whitefish, Montana, 59937

Tax Parcel ID/APN # 24-27-230-079-0000

QUIT CLAIM DEED FOR UTAH

STATE OF UTAH
COUNTY OF SALT LAKE

THIS DEED is made this day of July 25, 2022 by and between the "Grantors,"

KGA Enterprises, LLC, a business, having a mailing address at 200 Pine Needle Ln., Bigfork, Montana 59911 and represented by its authorized agent, Arthur D. Schmidt

KGA Enterprises, LLC, a business, having a mailing address at 200 Pine Needle Ln., Bigfork, Montana 59911 and represented by its authorized agent, Myrna G. Schmidt

KGA Enterprises, LLC, a business, having a mailing address at 600 Crestwood Ct., Whitefish, Montana 59937 and represented by its authorized agent, Kelly S. Schmidt

AND the "Grantee,"

Kelly S. Schmidt, an unmarried individual residing at 600 Crestwood Ct., Whitefish, Montana 59937

FOR VALUABLE CONSIDERATION of the sum of \$1.00, the receipt and sufficiency of which is hereby acknowledged, Grantors hereby quitclaim to Grantee and Grantee's heirs and assigns forever, all of Grantors' rights, titles, interests, and claims in or to the following described real estate (the "**Property**"), together with all hereditaments and appurtenances belonging thereto, located in Salt Lake county, Utah, subject to any restrictions herein:

Property Address: 11790 East Big Cottonwood Canyon #503, Salt Lake City, Utah 84121

Legal Description: Resident Unit 503, contained within the POWDERHORN LODGE CONDOMINIUM PROJECT, as the same is identified in the Record of Survey Map recorded in Salt Lake County, Utah, on February 29, 2000 as Entry No. 7584163, in Book 2000P at Page 56 and in the Amended Record of Survey Map recorded in Salt Lake County, Utah, on March 31, 2000 as Entry No. 7608007 in Book 2000P at Page 84 (as said Record of Survey Map shall have heretofore been amended or supplemented) and in the Declaration of Condominium for POWDERHORN LODGE CONDOMINIUM PROJECT, recorded in Salt Lake County, Utah of February 29, 2000 as Entry No. 7584164 in Book 8345 at Page 0816 and in the re-recorded Declaration of Condominium for POWDERHORN LODGE CONDOMINIUM PROJECT recorded in Salt Lake County, Utah on March 31, 2000 as Entry No. 7608008 in Book 8352 at Page 2212 of Official Records (as said Declaration may have heretofore been amended or supplemented). TOGETHER WITH: (a) The undivided ownership interest in said Condominium Project's Common Areas and Facilities which is appurtenant to said Unit, (the referenced Declaration of Condominium providing for periodic alteration both in the magnitude of said undivided ownership interest and in the composition of the Common Areas and Facilities to which said interest relates): (b) The exclusive rights to use and enjoy each of the Limited Common Areas which is appurtenant to said Unit, and (c) The non-exclusive right to use and enjoy the Common Areas and Facilities included in said Condominium Project (as said Project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (as said Declaration and Map may hereafter be amended or supplemented) and the Utah Condominium Ownership Act. Tax Parcel No.: 24-27-230-079

Vesting Information / Property Interest: Grantee receives the Property in fee simple as the sole owner.

[SIGNATURE PAGE FOLLOWS]

Signatures

Grantors signed, sealed, and delivered this quit claim deed to Grantee on July 25, 2022
(date).

Grantor (or authorized agent)

x/ K Schmidt, as
agent on behalf of KGA Enterprises, LLC

Print Name: Kelly Schmidt

Grantor (or authorized agent)

x/ Arthur D. Schmitt, as
agent on behalf of KGA Enterprises, LLC

Print Name: Arthur D. Schmitt

Grantor (or authorized agent)

x/ Myrna B. Schmidt as
agent on behalf of KGA Enterprises, LLC

Print Name: Myrna B. Schmidt

NOTARY ACKNOWLEDGMENT

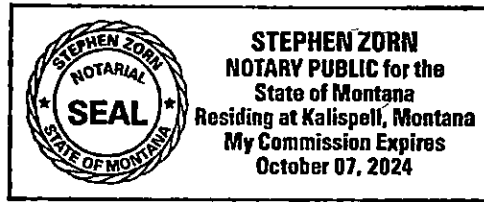
MONTANA
COUNTY OF FLATHEAD COUNTY

On July 25th, 2022 before me, Stephen Zorn, personally appeared **Arthur D. Schmidt as agent on behalf of KGA Enterprises, LLC**, personally known to me or proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Commission Expires: Oct. 7, 2024


Notary Public, Montana



NOTARY ACKNOWLEDGMENT

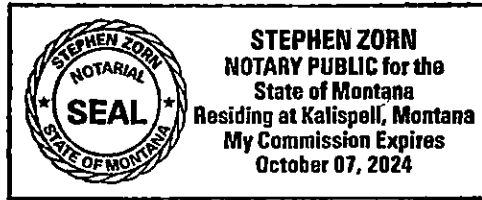
MONTANA
COUNTY OF FLATHEAD COUNTY

On July 25th, 2022 before me, Stephen Zorn, personally appeared **Myrna G. Schmidt as agent on behalf of KGA Enterprises, LLC**, personally known to me or proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Commission Expires: Oct. 7, 2024


Notary Public, Montana



NOTARY ACKNOWLEDGMENT

MONTANA
COUNTY OF FLATHEAD COUNTY

On July 25th, 2022 before me, Stephen Zorn, personally appeared **Kelly S. Schmidt as agent on behalf of KGA Enterprises, LLC**, personally known to me or proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Commission Expires: Oct. 7, 2024


Notary Public, Montana

