



Prepared by:

Logan Finlay Esq. of Finlay and Associates
1273 E. Grayson Ct.
Sandy, UT 84094

**When Recorded, Return and
Mail Tax Statements to:**

PAULINO MORALES
~~4309 West Benview Dr.~~ 1829 Badger Canyon Ave
~~West Valley City, UT, 84120~~ North Las Vegas, NV 89031

Parcel Number: 21-06451-005

QUITCLAIM DEED

PAULINO MORALES and JOHN LISH (acting on behalf of GERONIMA ELENA VIEYRA ROMAN, the unlocatable ex-wife of Paulino Morales, and acting at the direction and under the authorization of the court pursuant to the Court Order in civil case no. 184904446, attached hereto as *Exhibit A*, and in accordance with the Decree of Divorce, attached hereto as *Exhibit B*), with the power and authority, including but not limited to, to convey, encumber, or otherwise manage and dispose of the bellow identified real property, do hereby, at the order of the court, as the GRANTORS, convey and quitclaim, in fee simple absolute,

to PAULINO MORALES, as GRANTEE,

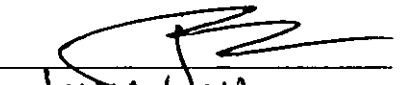
all of the following described real property in the County of Salt Lak, State of Utah.

LOT 10, BENVIEW NO.10 SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF SALT LAKE, STATE OF UTAH.

more commonly known as 4309 West Benview Dr., West Valley City, UT, 84120 and with Parcel Number 21-06-451-005 (the "Property").

IN WITNESS WHEREOF, GRANTORS execute this Quitclaim Deed for the Property this 3 day of MARCH month in the year 2023, at 1:05 P.M.

Signature: 
PAULINO MORALES, as Grantor

Signature: 
Name: John Lish
Licensed: attorney or [] escrow agent
Acting under court order as Grantor on behalf
of GERONIMA ELENA VIEYRA ROMAN

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

On this 3 day of MARCH, 2023, before me and in my presence, the foregoing instrument was acknowledged, sworn to, and subscribed to by Paulino Morales & John Lish (the above-signed individuals), as Grantor(s), after they provided me satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in this instrument.

Madison Rich
NOTARY PUBLIC
My Commission Expires: 04/07/2025



EXHIBIT A – Court Order

The Order of the Court is stated below:

Dated: December 20, 2022
10:13:52 AM

/s/ LAURA SCOTT
District Court Judge



LOGAN E. FINLAY (USB# 16815)
Finlay and Associates PLLC
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Attorney for Plaintiff

In The Third District Court In and For Salt Lake County, State of Utah	
PAULINO MORALES BATALLA, Petitioner, v. GERONIMA ELENA VIEYRA ROMAN, Respondent.	Findings of Fact, Conclusions of Law, and Order on Ex Parte Motion to Direct Court Clerk to Sign a Deed on Behalf of Respondent (Pursuant to URCP Rule 70) Civil Case No. 184904446 Judge: Laura Scott

The matter before the court is an Ex Parte Motion to Direct Court Clerk to Sign a Deed on Behalf of Respondent (the "Motion"). This matter is being resolved by the pleadings and other papers.

Having considered the documents filed with the court, the evidence and the arguments, and now being fully informed,

The court finds:

1. The moving party has used reasonable diligence to locate and serve the person to be served.
2. There is good cause to believe that the person to be served is avoiding service, or that their whereabouts are unknown.
3. A default judgment was issued upon the signing of the Divorce Decree.
4. The "home" under the Divorce Decree, is located at 4309 West Benview Dr., West Valley City, UT 84120, and more specifically identified, under the original Warranty Deed of record with Salt Lake County Recorder's Office on September 10, 2007, as:

"LOT 10, BENVIEW NO.10 SUBDIVISION ACCORDING TO THE
OFFICIAL PLAT THEREOF, RECORDED IN THE OFFICE OF THE

1026GEJ Approved February 26, 2018 / Revised September 17, 2019	Findings of Fact, Conclusions of Law, and Order on Motion for Alternative Service	Page 1 of 2
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COUNTY RECORDER, COUNTY OF SALT LAKE, STATE OF UTAH.
[Parcel Number:] 21-06-451-005"

(Hereafter referred to as the "real property").

- Without clearing Respondent from the title, Petitioner would be unable to obtain the equity from the real property to which he is entitled under the Divorce Decree.

The court concludes:

- Due to the default by the Respondent, the Motion was filed *ex parte* and no response or hearing is required under Rule 70 of the Utah Rules of Civil Procedure ("URCP").
- Petitioner is entitled to a court order and conveyance of the real property by deed so Petitioner can take clear ownership of or dispose of real property as he sees fit and thereby obtain a distribution of all the equity in the real property pursuant to the Divorce Decree and URCP Rule 70.

The court orders:

- The Motion is, therefore granted denied.
- The court orders that ~~the Court Clerk, or another individual~~ a licensed attorney (other than Petitioner's attorney) or an escrow agent selected by the Petitioner sign a deed conveying the real property to the Petitioner.

Judge's signature may instead appear at the top of the first page of this document.

	Signature ►	
Date	Judge	

Exhibit B – Divorce Decree

The Order of the Court is stated below:

Dated: August 22, 2022
02:56:59 PM

/s/ LAURA SCOTT
District Court Judge



SERGIO GARCIA (15843)
Attorneys for Petitioner
Garcia Law, PLLC
2708 S. Redwood Rd. #101
Salt Lake City, UT 84119
Ph: (801) 900-3227

IN THE THIRD DISTRICT COURT,
IN AND FOR SALT LAKE COUNTY, STATE OF UTAH

<p>PAULINO MORALES BATALLA, Petitioner, v. GERONIMA ELENA VIEYRA ROMAN, Respondent.</p>	<p>DECREE OF DIVORCE Case No. 18490446 Judge Laura Scott Commissioner MICHELLE BLOMQUIST</p>
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THE ABOVE-CAPTIONED MATTER having come before the above entitled court, the Honorable Laura Scott presiding.

The Court, having made its Findings of Fact and Conclusions of Law, hereby

ADJUDGES, DECREES and ORDERS as follows:

Petitioner is granted a divorce on the grounds of irreconcilable differences.

FINDINGS OF FACT

1. Petitioner has been an actual and bona fide resident of Salt Lake County, State of Utah, for at least three (3) months immediately prior to the filing of this divorce action.
2. The parties are husband and wife, having been married on January 14, 2004,

in Salt Lake City, Salt Lake County, Utah.

3. Petitioner should be granted a divorce from Respondent on the grounds of irreconcilable differences because the parties have been unable to resolve their marital problems, making the continuance of the marriage impossible.

CHILDREN

4. The parties have two (2) children. The children have lived in Mexico since 2011.

As such, this court lacks jurisdiction to address custody and support.

DEBTS

5. Petitioner shall be responsible for the debts in Petitioner's own name.

6. Respondent shall be responsible for the debts in Respondent's own name.

7. Each party should be ordered to pay and assume their own debts incurred after the parties' separation on or about November 13, 2011. Each party should hold the other party harmless from any liability on the debts, or as agreed upon by the parties.

8. Pursuant to U.C.A. § 30-3-5(c) and § 15-4-6.5 and 6.7, the parties should provide a copy of their Decree of Divorce to all joint creditors for any outstanding obligations that are included in their Decree of Divorce.

PERSONAL PROPERTY

9. Items of personal property should be awarded as the parties have heretofore divided it to their mutual satisfaction.

REAL PROPERTY

10. The parties acquired real property located at 4309 West Benview Dr., West Valley City, UT 84120.

11. Petitioner shall be awarded sole use and possession of the home and any equity in the home.

RETIRMENT ACCOUNTS

12. Petitioner believes that Respondent has not incurred an interest in pension, 401(k), profit sharing plan, or any other retirement plan of any kind during the course of the marriage.

ALIMONY

13. Neither party should be awarded alimony.

RESTRAINING ORDER

14. Each party should be permanently restrained from bothering, harassing, annoying, threatening, or harming the other at any time or in any place.

15. Each party should be responsible and liable for their own attorneys' fees, service fees, and court costs incurred as a result of this action.

16. Each party should be ordered to execute and deliver to the other party any documents necessary to implement the provisions of the Decree of Divorce entered by the court.

CONCLUSIONS OF LAW

4. This Court has jurisdiction over the parties and the subject matter herein.
5. Petitioner should be awarded a Decree of Divorce, divorcing her from Respondent upon the grounds of irreconcilable difference, the same to become final upon signing and entry.
3. Alimony, division of assets and liabilities should be awarded as set forth in the Findings of Fact.

COURT SIGNATURE AND SEAL ON UPPER RIGHT HAND OF DOCUMENT