

14116439 B: 11425 P: 1644 Total Pages: 4
06/12/2023 01:33 PM By: avice Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: FIDELITY NATIONAL TITLE AGENCY OF UTAH, LLC - 8899
8899 S 700 ESANDY, UT 84070

File No: UT2302412R

After Recording, Send to:
Novare National Settlement Service
200 Concord Plaza Drive, Suite 290
San Antonio, TX 78216

FTUT2301573AR
RESPA

Parcel Number: 22-01-402-023

QUITCLAIM DEED

AliFra Properties LLC, a Utah limited liability company, Aliza Freedman and Rogelio Franco, wife and husband, as joint tenants, ("Grantor"), of 3898 E Thousand Oaks Cir, Salt Lake City, UT 84124, for and in consideration of \$0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims to Aliza Freedman and Rogelio Franco, wife and husband, as joint tenants, ("Grantee"), whose tax mailing address is 3898 E Thousand Oaks Cir, Salt Lake City, UT 84124, with quitclaim covenants, the following described real estate:

Lot 2, 3898 THOUSAND OAKS SUBDIVISION, according to the Official Plat thereof as recorded in the Office of the Salt Lake County Recorder.

Property Address is: 3898 E Thousand Oaks Cir, Salt Lake City, UT 84124

Prior deed recorded at Instrument No. 14086095

Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above and below, 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.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any 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 grantees forever.

Executed by the undersigned on 6/7, 2023:

AliFra Properties LLC, a Utah limited liability company

By: Rogelio Franco

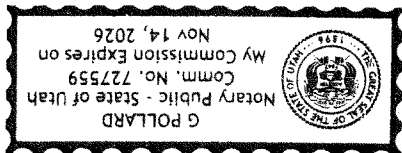
Name: [Signature]

Its: Manager of AliFra LLC

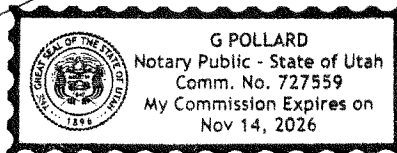
STATE OF UTAH
COUNTY OF SALT LAKE

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT ROGELIO FRANCO as MANAGER on behalf of **AliFra Properties LLC, a Utah limited liability company** personally known to me or has produced DRIVERS LICENSE as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

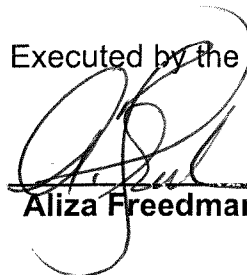
Given under my hand and Notarial Seal this 7 day of JUNE, 2023.



[Signature]
Notary Public



Executed by the undersigned on 6/7, 2023:



Aliza Freedman

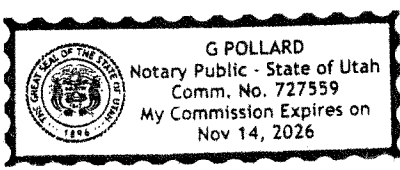



Rogelio Franco

STATE OF UTAH
COUNTY OF SALT LAKE

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Aliza Freedman** and **Rogelio Franco**, personally known to me or has produced DRIVERS LICENSE as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 7 day of JUNE, 2023.





Notary Public

Prepared by: Sarah Cordell, Esq., Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.