

This Instrument was prepared by:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Once recorded, return to:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

14212593 B: 11476 P: 669 Total Pages: 5  
03/06/2024 11:35 AM By: Jattermann Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: MAX BRITTON  
2626 W MIDAS SIDE WAY RIVERTON, UT 84065



This Space for Recorder's Use Only.

## Utah Quitclaim Deed

State of Utah, County of Salt Lake

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of

— zero — US Dollars (\$ 0 ) in hand, paid to

Emily Lockhart Britton,  
with an address of

4167 W 2420 N, Lehi, UT 84043

(the "Grantor" or "Grantors"), does/do hereby remise, release, and forever quit claim to

Maxwell Britton,  
with an address of

2626 W Midas Side Way Riverton, UT 84065

(the "Grantee" or Grantees") all the rights, title, interest, and claim in or to the following  
described real estate, situated in Salt Lake County, Utah, to wit:

A complete legal description of the real property being conveyed by this  
instrument is attached hereto on page 4 as EXHIBIT A.

Tax Parcel ID Number 27214510340000

The property identified herein ☐ is -OR- ☒ is not registered as the homestead of the Grantor(s).

Until amended, tax information shall be sent to:

Name: Maxwell Britton

Address: 2626 W Midas Side Way Riverton, UT 84065

**TO HAVE AND TO HOLD**, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging, or in anywise appertaining thereto, unto the Grantee(s), and their heirs and assigns forever.

**IN WITNESS WHEREOF**, the Grantor(s) has/have duly executed this Quitclaim Deed as of the date hereinunder.

Grantor Signature: Emily Lockhart Britton Date: 3/4/24  
Printed Name: Emily Lockhart Britton

Grantor Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Printed Name: \_\_\_\_\_

## NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Utah )  
County of SALT LAKE )

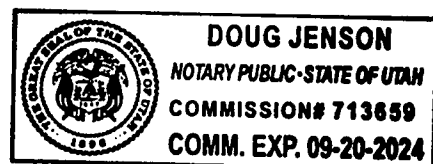
On 3/4/2024 before me, DOUG JENSON,  
personally appeared EMILY LOCKHART BRITTON,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized 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.

I certify under PENALTY OF PERJURY under the laws of the state of Utah that the foregoing paragraph is  
true and correct.

WITNESS my hand and official seal.

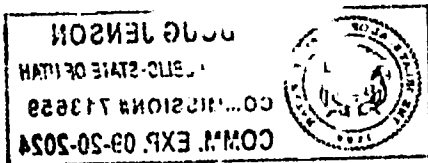
Signature Doug Jensen  
Printed Name DOUG JENSON  
My Commission Expires 9/20/2024

(Seal)



## EXHIBIT A

Legal description of the real property being conveyed by this instrument.





*DocQuery*

**Parcel Number • 27-21-451-034-0000**

Active Parcel Number

**Acreage • 0.3300**

**Address • 2626 W MIDAS SIDE WY • RIVERTON • 84065**

**Owner of Record**

JT BRITTON, EMILY

JT BRITTON, MAXWELL C

**Legal Description • Property Description For Taxation Purposes Only**

LOT 311, MIDAS CROSSING PH 3

*MCB*