

AFTER RECORDING RETURN TO:  
Mortgage Connect, LP  
600 Clubhouse Drive  
Moon Township, PA 15108  
File No. 3344295

This document prepared by:  
Frank P. Dec, Esq.  
8940 Main Street  
Clarence, NY 14031  
866-333-3081

Tax ID No.: 20-34-150-160-0000

### QUITCLAIM DEED

THIS DEED made and entered into on this 7<sup>th</sup> day of January, 2025, by and between **FREEDOM MORTGAGE CORPORATION**, located at 11988 Exit 5 Pkwy BLDG 4, Fishers, IN 46037, hereinafter referred to as Grantor(s) and **HASSAN NAMAZI**, residing at 559 Peterson Parkway, Ogden, UT 84405, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of FOUR HUNDRED FIVE THOUSAND TWO HUNDRED FIFTY and NO/100 (\$405,250.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Salt Lake County, Utah:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 7886 S FAUNA LN, WEST JORDAN, UT 84081

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

Dated this 7<sup>th</sup> day of January, 2025.

**FREEDOM MORTGAGE CORPORATION, by Xome Holdings LLC as Its Attorney in Fact**

BY: [Signature]  
Name: **Alexander Peters**  
Title: Assistant Secretary

STATE OF TEXAS  
COUNTY OF DENTON

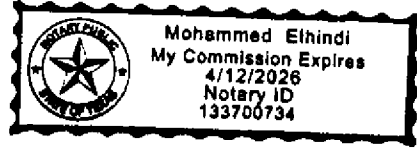
On this 7<sup>th</sup> day of January, 2025, before me, the undersigned notary public appeared Alexander Peters, as Assistant Secretary of Xome Holdings LLC as Attorney in Fact for FREEDOM MORTGAGE CORPORATION, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she executed the same for the purposes therein contained.

In witness whereof, I have hereunto set my hand and official seal.

[Signature]  
Notary Public

Print Name: Mohammed Elhindi

My commission expires 4/12/2026



**EXHIBIT A**  
**LEGAL DESCRIPTION**

All of that certain real property situated in Salt Lake County, State of Utah, described as follows:

Lot 60, contained within COTTAGES AT JORDAN HILLS VILLAGES AMENDED, as the same is identified on the plat recorded in the office of the recorder of Salt Lake County, Utah (as said plat may have heretofore been amended or supplemented) and in the declaration of covenants, conditions and restrictions for Cottages at Jordan Hills Villages, recorded in the office of the recorder of Salt Lake County, Utah (as said declaration may have heretofore been amended or supplemented).

Together with and subject to the appurtenant rights and obligations as a member of Cottages at Jordan Hills Owners Association.

BEING the same property conveyed to Freedom Mortgage Corporation in a Trustee's Deed filed 10/25/2024 under Document No.: 14305447 in the County of Salt Lake, State of Utah.

Tax I.D. No.: 20-34-150-160-0000

Property commonly known as: 7886 S FAUNA LN, WEST JORDAN, UT 84081