

**AFTER RECORDING, RETURN TO:**

YORK HOWELL  
c/o Joseph M. Stultz  
10610 South Jordan Gateway, Suite 200  
South Jordan, Utah 84095  
[joe@yorkhowell.com](mailto:joe@yorkhowell.com)

14397913 B: 11579 P: 353 Total Pages: 4  
06/16/2025 11:28 AM By: Jattermann Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: YORK HOWELL, LLC  
10610 SOUTH JORDAN GATEWAY SOUTH JORDAN, UT 84095

Parcel No. 14-29-301-012

**QUIT CLAIM DEED**

For good and sufficient consideration, Michael Lee Modderman and Debby Lee Modderman, Trustees of the Morris Anderson Family Trust, dated September 23, 2005 (collectively, “**Grantors**”), quit claim and convey, without warranty, express or implied, all of the right, title, and interest Grantors have or may subsequently acquire by operation of law or otherwise, to Isaac Pablo Armijo (66.6%), Andraya Justine Armijo (16.7%), and Trinidy Marrisa Armijo (16.7%), as tenants in common (collectively, “**Grantees**”), in or to the described real property situated in Salt Lake County, Utah, described as follows:

**Lot 54, OQUIRRH HILLS # 3, according to the official plat thereof as recorded in Salt Lake County Recorder’s Office.**

**Property Address: 8760 West 3150 South, Magna, Utah 84044**

**Tax ID: # 14-29-301-012**

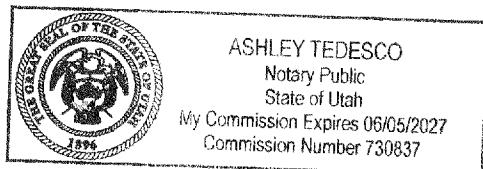
*[Signature Pages Follow.]*

*Michael Lee Modderman*  
Michael Lee Modderman, Trustee of the  
Morris Anderson Family Trust, dated  
September 23, 2005

STATE OF UTAH )  
:SS  
COUNTY OF salt lake )

On this 21 day of May 2025, personally appeared before me Michael Lee Modderman, who being duly sworn did acknowledge and execute this instrument.

Seal:



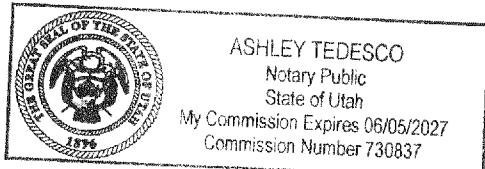
*Ashley Tedesco*  
Notary Public

*Debby Lee Modderman*  
Debby Lee Modderman, Trustee of the Morris  
Anderson Family Trust, dated September 23,  
2005

STATE OF UTAH )  
:SS  
COUNTY OF salt lake )

On this 21 day of May 2025, personally appeared before me Debby Lee Modderman, who being duly sworn did acknowledge and execute this instrument.

Seal:



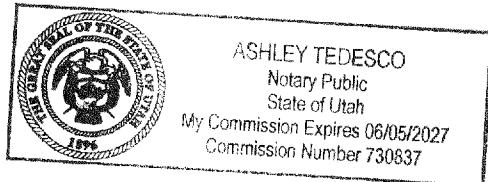
*Ashley Tedesco*  
Notary Public

*Isaac Pablo Armijo*  
Isaac Pablo Armijo

STATE OF UTAH )  
:ss  
COUNTY OF Salt Lake )

On this 22 day of May 2025, personally appeared before me Isaac Pablo Armijo, who being duly sworn did acknowledge and execute this instrument.

Seal:



*Ashley Tedesco*

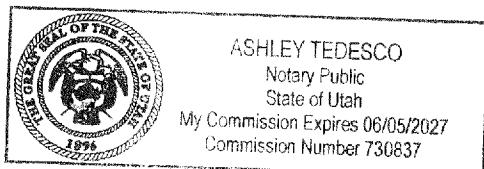
Notary Public

*Andraya A.*  
Andraya Justine Armijo

STATE OF UTAH )  
:ss  
COUNTY OF Salt Lake )

On this 22 day of May 2025, personally appeared before me Andraya Justine Armijo, who being duly sworn did acknowledge and execute this instrument.

Seal:



*Ashley Tedesco*

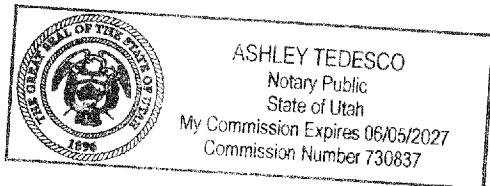
Notary Public

*Trinidy Armijo*  
Trinidy Marrissa Armijo

STATE OF UTAH )  
:ss  
COUNTY OF salt lake )

On this 22 day of May 2025, personally appeared before me Trinidy Marrissa Armijo, who being duly sworn did acknowledge and execute this instrument.

Seal:



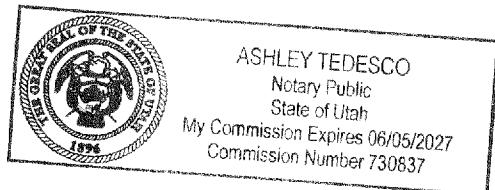
*Ashley Tedesco*  
Notary Public

*Shilo Armijo*  
Shilo Armijo, Guardian of Andraya Justine  
Armijo and Trinidy Marrissa Armijo

STATE OF UTAH )  
:ss  
COUNTY OF salt lake )

On this 22 day of May 2025, personally appeared before me Shilo Armijo, who being duly sworn did acknowledge and execute this instrument.

Seal:



*Ashley Tedesco*  
Notary Public