

**This Document Prepared and  
After Recording, Return and  
Mail Tax Statements To:**

Joshua J. DeRosa and  
Lisa J. DeRosa, as co-Trustees  
558 K Street  
Salt Lake City, UT 84103

APN: SG-CVCO-A-1-203

**DOC # 20240032819**

Quit Claim Deed Page 1 of 2  
Gary Christensen Washington County Recorder  
10/17/2024 01:35:25 PM Fee \$ 40.00  
By DEROSA LISA



## **QUITCLAIM DEED**

JOSHUA JOHN DEROSA and LISA DEROSA, husband and wife as joint tenants, GRANTORS,

Whose current mailing address is 558 K Street, Salt Lake City, UT 84103;

HEREBY convey and quitclaim to

JOSHUA J. DEROSA and LISA J. DEROSA, as co-Trustees of THE DEROSA FAMILY TRUST, U/A  
dated May 23, 2023, GRANTEE,

Whose mailing address is 558 K Street, Salt Lake City, UT 84103;

FOR the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in  
hand paid, the receipt of which is hereby acknowledged, all of the following described tract of land in the  
County of Washington, State of Utah:

Unit 203, in Building 1, contained within COVE CONDOMINIUMS PLAT A, as the same is  
identified in the Plat filed in the office of the Washington County Recorder, Utah, on  
November 2, 2023 as Entry No. 20230033099 and in the declaration recorded on August 29,  
2022 as Entry No. 20220041001 (as said declaration may have been subsequently restated,  
amended and/or supplemented).

TOGETHER WITH the undivided ownership interest in and to the Common Areas and  
Facilities defined under said declaration.


More commonly known as 961 W Akoya Pearl Rd, Unit 203-A, Saint George, UT, 84790.

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are  
now of record, if any.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

WITNESS, the hand of said grantors, this 11<sup>th</sup> day of October, 2024.

  
\_\_\_\_\_  
JOSHUA JOHN DEROSA

  
\_\_\_\_\_  
LISA DEROSA

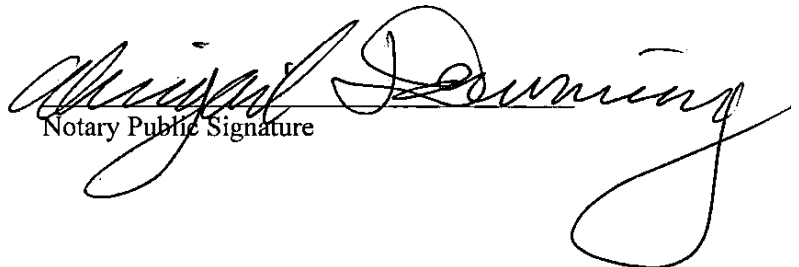
STATE OF UTAH

)  
) ss.

COUNTY OF SALT LAKE

On this 11<sup>th</sup> day of October 11, 2024, before me  
Abigail Downing, a Notary Public, personally appeared before me  
JOSHUA JOHN DEROSA and LISA DEROSA, proved on the basis of satisfactory evidence to be the  
persons whose names are subscribed to in this document, and acknowledged they executed the same.

Notary Public Seal

  
\_\_\_\_\_  
Notary Public Signature

