

After recording return to:  
Mortgage Connect, LP  
600 Clubhouse Dr  
Moon Township, PA 15108  
File No. 3445859-4

ENT 29033 : 2025 PG 1 of 2  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2025 Apr 22 02:07 PM FEE 40.00 BY LM  
RECORDED FOR Mortgage Connect Utah  
ELECTRONICALLY RECORDED

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

Tax ID No.: 41:959:0032

**TAX NOTICE ADDRESS:**  
**4277 W Dixon Way, Lehi, UT 84043** **QUITCLAIM DEED**

THIS DEED made and entered into on this 16 day of APRIL, 2025, by and between **Dixon Way, LLC**, a mailing address of 4277 W Dixon Way, Lehi, UT 84043, hereinafter referred to as Grantor(s) and **Matthew Egan, a married man**, a mailing address of 4277 W Dixon Way, Lehi, UT 84043, hereinafter referred to as Grantee(s).

**WITNESSETH:** That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, 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 UTAH County, Utah:

**Lot 6032, HOLBROOK FARMS PLAT F, according to the official plat thereof as recorded in the office of the Utah County Recorder.**

Being the same property as conveyed from Matthew Egan, a married man to Dixon Way, LLC as set forth in Deed Entry No. 63909 dated 09/17/2024, recorded 09/18/2024, UTAH County, UTAH.

Also known as: 4277 W Dixon Way, Lehi, UT 84043

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 16 day of April, 2025.

Grantor:

**Dixon Way, LLC**

By: 

Print Name: **Matthew Egan**

Title: MANAGING MEMBER

STATE OF Utah  
COUNTY OF Utah

On this 16 day of April, 2025, before me, the undersigned Notary Public, personally appeared **Matthew Egan** as MANAGING MEMBER on behalf of **Dixon Way, LLC**, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument bearing date of April 16, 2025 and acknowledged that he/she/they has executed the same for the purpose therein contained.

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



Notary Public

Print Name: DALE A GIBSON

My commission expires 11/16/2027

No title exam performed by the preparer. Legal description and party's names provided by the party.

