

WHEN RECORDED RETURN TO:

ADVANTAGE TITLE LLC
137 MAIN STREET
BAY ST LOUIS, MS 39520

MAIL TAX NOTICES TO:

RICARDO ORTIZ TIRADO HEWITT
414 VALLEY DRIVE
CENTERVILLE, UT 84014

E 3417771 B 7842 P 1362-1364
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
09/13/2021 12:29 PM
FEE \$40.00 Pgs: 3
DEP RT REC'D FOR ADVANTAGE TITLE L
LC

FILE# CF-UT-178681

SPACE ABOVE FOR COUNTY RECORDER'S USE

PARCEL I.D. NO. 02-090-0026

QUITCLAIM DEED

RICARDO ORTIZ TIRADO HEWITT, who acquired title as RICK ORTIZ, a married man, joined by his spouse, LAURA ANN HEWITT (herein, "Grantor"), whose address is 414 Valley Drive, Centerville, UT 84014, for no consideration, hereby quitclaims to RICARDO ORTIZ TIRADO HEWITT, a married man (herein, "Grantee"), whose address is 414 Valley Drive, Centerville, UT 84014, all of Grantor's right, title and interest in and to that certain real property located in Davis County, Utah, more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 414 Valley Drive, Centerville, UT 84014,

Executed this 13th day of August, 2021.

[Signatures on following page(s).]

GRANTOR

Ricardo Ortiz Tirado Hewitt

RICARDO ORTIZ TIRADO HEWITT, who acquired title as RICK ORTIZ

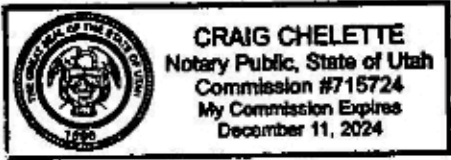
STATE OF Utah
COUNTY OF Davis

On this 08/13/2021 [insert date], before me Craig Chelette [notary public name], a notary public, personally appeared RICARDO ORTIZ TIRADO HEWITT, who acquired title as RICK ORTIZ, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged (s)he executed the same.

[Affix Notary Seal]

Craig Chelette

SIGNATURE OF NOTARY PUBLIC
My commission expires: 12/11/2024



GRANTOR

Laura Ann Hewitt

LAURA ANN HEWITT

STATE OF Utah
COUNTY OF Davis

On this 08/13/2021 [insert date], before me Craig Chelette [notary public name], a notary public, personally appeared LAURA ANN HEWITT, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document, and acknowledged (s)he executed the same.

[Affix Notary Seal]

Craig Chelette

SIGNATURE OF NOTARY PUBLIC
My commission expires: 12/11/2024

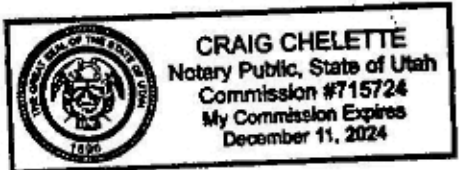


EXHIBIT A

LOT 26, WILLOW FARM ESTATES SUBDIVISION PLAT B, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE OFFICE OF THE DAVIS COUNTY RECORDER, STATE OF UTAH.

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.