

WHEN RECORDED RETURN TO:

Advantage Title LLC
137 Main St.
Bay St Louis, MS 39520

MAIL TAX NOTICES TO:

BRIAN GOMEZ
1201 N. 125 W.
SUNSET, UT 84015

E 3464741 B 7971 P 181-183
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
03/22/2022 08:39 AM
FEE \$40.00 Pgs: 3
DEP RT REC'D FOR ADVANTAGE TITLE L
LC

FILE#CF-UT-206684

SPACE ABOVE FOR COUNTY RECORDER'S USE

PARCEL I.D. NO. 14-076-0063

QUITCLAIM DEED

BRIAN GOMEZ, an unmarried man, who acquired title as a married man (herein, "Grantor"), whose address is 1201 N. 125 W., Sunset, UT 84015, for no consideration, hereby quitclaims to BRIAN GOMEZ, an unmarried man (herein, "Grantee"), whose address is 1201 N. 125 W., Sunset, UT 84015, 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: 1201 N. 125 W., Sunset, UT 84015

Executed this 4 day of March, 2022.

[Signatures on following page(s).]

GRANTOR

Brian Gomez **BRIAN GOMEZ**

STATE OF UTAH
COUNTY OF DAVIS

On this 04 MARCH 2022 [insert date], before me KASSANDRA LUBBEN [notary public name], a notary public, personally appeared BRIAN GOMEZ, 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]

Kassandra Lubben
SIGNATURE OF NOTARY PUBLIC
My commission expires: 02-11-2025

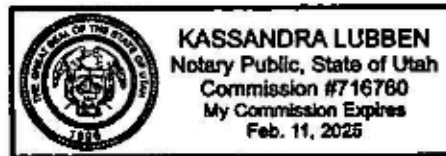


EXHIBIT A

ALL OF LOT 63, ENCHANTED HOMES ADDITION, SUNSET CITY, DAVIS COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF.

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.