

Ent: 406908 B: 1399 P: 0387

Chad Montgomery Box Elder County Utah Recorder

01/28/2020 04:15 PM Fee \$40.00 Page 1 of 3

For ADVANTAGE TITLE, LLC

Electronically Recorded By SIMPLIFILE LC E-RECORDING

WHEN RECORDED RETURN TO:

LINDA D. GAUTHIER
2535 N. 2400 W.
BRIGHAM CITY, UT 84302

MAIL TAX NOTICES TO:

LINDA D. GAUTHIER
2535 N. 2400 W.
BRIGHAM CITY, UT 84302

File#: CF-UT-99884

SPACE ABOVE FOR COUNTY RECORDER'S USE

PARCEL I.D. NO. 04-046-0012

QUITCLAIM DEED

LINDA D. GAUTHIER, formerly known as L. DIANE BINGHAM, a married woman (herein, "Grantor"), whose address is 2535 N. 2400 W., Brigham City, UT 84302, for no consideration, hereby quitclaims to LINDA D. GAUTHIER, a married woman (herein, "Grantee"), whose address is 2535 N. 2400 W., Brigham City, UT 84302, all of Grantor's right, title and interest in and to that certain real property located in Box Elder County, Utah, more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 2535 N. 2400 W., Brigham City, UT 84302

Executed this 14 day of Jan .2020

[Signatures on following page(s).]

GRANTOR

Linda D Gauthier, formerly Known
as L. Diane Bingham

Linda D. Gauthier, formerly known as L. Diane Bingham

STATE OF Utah
COUNTY OF Box Elder

On this 1/14/2020 *[insert date]*, before me J Jarrett *[notary public name]*,
a
notary public, personally appeared Linda D. Gauthier, formerly known as L. Diane Bingham, 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]

J Jarrett
SIGNATURE OF NOTARY PUBLIC

My commission expires: 7/23/22

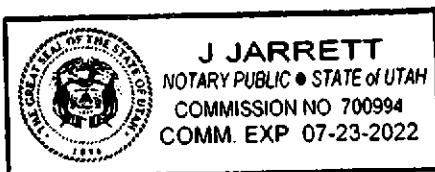


EXHIBIT A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BOX ELDER, STATE OF UTAH, AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 49 RODS NORTH AND 160 RODS EAST OF THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 10 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, RUNNING THENCE SOUTH 160 FEET, THENCE WEST 164 FEET, THENCE NORTH 160 FEET, THENCE EAST 164 FEET TO THE POINT OF BEGINNING.

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.