

Ent: 441992 B: 1497 P: 1291

Chad Montgomery Box Elder County Utah Recorder

10/20/2021 09:08 AM Fee \$40.00 Page 1 of 3

For ADVANTAGE TITLE, LLC

Electronically Recorded By SIMPLIFILE LC E-RECORDING

WHEN RECORDED RETURN TO:

KENNETH HUFF
429 WEST 350 NORTH, UNIT 4
TREMONTON, UT 84337

MAIL TAX NOTICES TO:

KENNETH HUFF
429 W EST 350 NORTH, UNIT 4
TREMONTON, UT 84337

FILE# CF-UT-174644

SPACE ABOVE FOR COUNTY RECORDER'S USE

PARCEL I.D. NO. 05-237-0029

QUITCLAIM DEED

KENNETH HUFF, who acquired title as KEN HUFF, a married man (herein, "Grantor"), whose address is 429 West 350 North, Unit 4, Tremonton, UT 84337, for no consideration, hereby quitclaims to KENNETH HUFF, a married man (herein, "Grantee"), whose address is 429 West 350 North, Unit 4, Tremonton, UT 84337, 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:

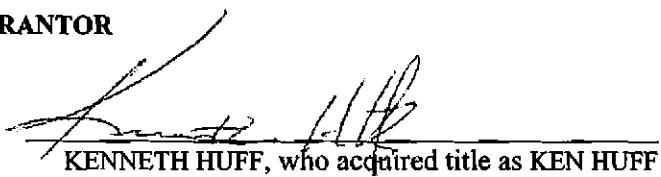
SEE EXHIBIT A ATTACHED HERETO.

Property street address: 429 West 350 North, Unit 4, Tremonton, UT 84337

Executed this 23 day of September, 2021.

[Signatures on following page(s).]

GRANTOR

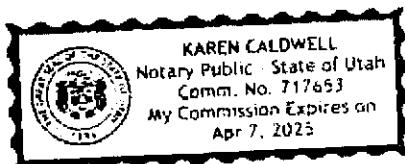


KENNETH HUFF, who acquired title as KEN HUFF

STATE OF Utah
COUNTY OF Park City

On this 23 April 2021 [insert date], before me Karen Caldwell [notary public name], a notary public, personally appeared KENNETH HUFF, who acquired title as KEN HUFF, 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]



SIGNATURE OF NOTARY PUBLIC

My commission expires: 7-7-21

EXHIBIT A

UNIT 4, SUNSET ESTATES TOWNHOMES, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED MARCH 25, 2009, AS ENTRY NO. 275929 IN THE OFFICE OF THE BOX ELDER COUNTY RECORDER. TOGETHER WITH A 1/4 INTEREST IN THE COMMON AREA.

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.