

AFTER RECORDING RETURN TO:

Timios, Inc.
5716 Corsa Avenue, Suite 102
Westlake Village, CA 91362
File No. 08-2541443

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

Tax ID No.: 01-072-0-0002

QUITCLAIM DEED

THIS DEED made and entered into on this 8 day of December, 2023, by and between **KEVEN GREG WALLACE, an unmarried man** and **AMY JEANETTE WALLACE, an unmarried woman, who acquired title as husband and wife, as joint tenants**, residing at 234 East Durfee Street, Grantsville, UT 84029, hereinafter referred to as Grantor(s) and **AMY JEANETTE WALLACE, an unmarried woman**, residing at 234 East Durfee Street, Grantsville, UT 84029, 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 Tooele County, Utah:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 234 East Durfee Street, Grantsville, UT 84029

Prior instrument reference: Instrument Number: 370610, Recorded: 06/06/2012

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.

Tax ID No.: 01-072-0-0002

Dated this 08 day of December, 2023.

Keven Greg Wallace
KEVEN GREG WALLACE

STATE OF UTAH
COUNTY OF Tooele

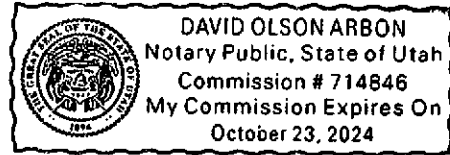
On the 8 day of December, 2023, personally appeared before me KEVEN GREG WALLACE the signer(s) of the within instrument, who duly acknowledged to me that he/she/they executed the same.

David Olson Arbon

Notary Public

Print Name: David Olson Arbon

My commission expires: 10/23/2024



[Signature]
AMY JEANETTE WALLACE

STATE OF UTAH
COUNTY OF Tooele

On the 8 day of December, 2023, personally appeared before me AMY JEANETTE WALLACE the signer(s) of the within instrument, who duly acknowledged to me that he/she/they executed the same.

[Signature]
Notary Public

Print Name: David Olson Arbon

My commission expires: 10/23/2024

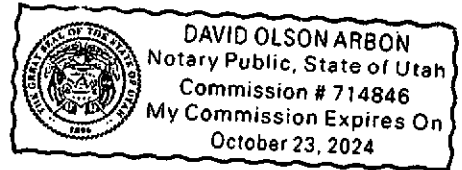


EXHIBIT A
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED TRACT(S) OF LAND IN TOOELE COUNTY, STATE OF UTAH:

BEGINNING AT A POINT 277 FEET EAST OF THE SOUTHEAST INTERSECTION CORNER OF DURFEE AND QUIRK STREETS, IN GRANTSVILLE CITY, TOOELE COUNTY, UTAH; AND RUNNING THENCE EAST 87 FEET; THENCE SOUTH 220 FEET; THENCE WEST 87 FEET; THENCE NORTH 220 FEET TO THE POINT OF BEGINNING.

BEING SITUATED IN BLOCK 39, GRANTSVILLE CITY SURVEY, GRANTSVILLE CITY, AND IN SECTION 6, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN.

Parcel ID Number: 01-072-0-0002

BEING THE SAME PROPERTY CONVEYED TO KEVEN G. WALLACE AND AMY J. WALLACE, HUSBAND AND WIFE AS JOINT TENANTS BY DEED FROM MARK J. ATKINSON RECORDED 06/06/2012 IN INSTRUMENT NO. 370610, IN THE RECORDER'S OFFICE OF TOOELE COUNTY, UTAH.

Property commonly known as: 234 East Durfee Street, Grantsville, UT 84029