

AFTER RECORDING RETURN TO:
SILK ABSTRACT COMPANY
300 Centerville Road, Suite 304
Warwick, RI 02886
File No. R-118771-BOX

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

Tax ID No.: 55:757:0097

QUIT CLAIM DEED

THIS DEED made and entered into on this 12th day of June, 20 20, by and between **BRETT E. STEELE, A MARRIED MAN, JOINED IN EXECUTION BY HIS SPOUSE, HEIDI A. STEELE**, a mailing address of 144 W 3430 N, LEHI, UT 84043, hereinafter referred to as Grantor(s) and **BRETT E. STEELE and HEIDI A. STEELE, HUSBAND AND WIFE, AS JOINT TENANTS**, a mailing address of 144 W 3430 N, LEHI, UT 84043, 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 UTAH County, UTAH:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 144 W 3430 N, LEHI, UT 84043

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.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Brett E. Steele
BRETT E. STEELE

Heidi A. Steele
HEIDI A. STEELE

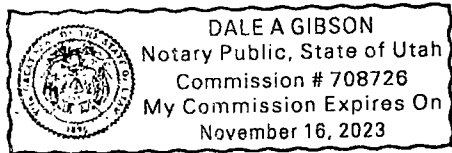
STATE OF UTAH
 COUNTY OF UTAH

On the 12th day of June, A.D. 2020, personally appeared before me **BRETT E. STEELE AND HEIDI A. STEELE** the signer of the within instrument, who duly acknowledged to me that he/she executed the same.

Dale A Gibson
 Notary Public

Print Name: Dale A Gibson

My commission expires: 11-16-2023



No title exam performed by the preparer. Legal description and party's names provided by the party.

EXHIBIT A
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED TRACT OF LAND IN UTAH COUNTY, STATE OF UTAH:

ALL OF UNIT NO. 97, CONTAINED WITHIN THE WALK AT IVORY RIDGE, PLAT "C", A PLANNED COMMUNITY DEVELOPMENT, AS THE SAME IS IDENTIFIED IN THE PLAT MAP RECORDED IN UTAH COUNTY, UTAH AS ENTRY NO. 38868:2012 (AS SAID PLAT MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED).

TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON AREA AND FACILITIES, INCLUDING A NON-EXCLUSIVE RIGHT TO USE THE SWIM CLUB AND TENNIS CLUB, SUBJECT TO PROVISIONS OF THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR THE IVORY RIDGE SWIM AND TENNIS CLUB, RECORDED AS ENTRY NO. 152736:2006 AND IN THE AMENDMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS, RECORDED AS ENTRY NO. 152736:2006 AND IN THE AMENDMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, AND RESERVATION OF EASEMENTS RECORDED AS ENTRY NO. 169711:2007 OF THE OFFICIAL RECORDS OF THE COUNTY RECORDER OF UTAH COUNTY.

TOGETHER WITH ALL IMPROVEMENTS AND APPURTENANCES RESTRICTIONS AND RESERVATIONS OF RECORD AND THOSE ENFORCEABLE IN LAW AND EQUITY.

SUBJECT TO: PROPERTY TAXES FOR THE YEAR 2017 AND THEREAFTER; COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS APPARENT OR OF RECORD, ALL APPLICABLE ZONING LAWS AND ORDINANCES.

BEING THE SAME PROPERTY CONVEYED TO BRETT E. STEELE FROM SAMUEL I. PUGMIRE AND JESSICA PUGMIRE, HUSBAND AND WIFE AS JOINT TENANTS, BY DEED DATED APRIL 27, 2017, AND RECORDED ON APRIL 28, 2017, AS INSTRUMENT NO. 40854-2017.

Parcel ID Number: 55:757:0097

PROPERTY COMMONLY KNOWN AS: 144 W 3430 N, LEHI, UT 84043