

File No: 100904907

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1000 Commerce Drive, Suite 300
Pittsburgh, PA 15275

RESPA

Parcel Number: 45:117:0002

QUITCLAIM DEED

SUZANNE NYSTROM, a single woman, as sole owner, ("Grantor"), of **776 S 500 E, OREM, UT 84097**, for and in consideration of \$10.00 (Ten Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims to **WINTHROP EDWARD JEANFREAU**, a single person, ("Grantee"), whose tax mailing address is **776 S 500 E, OREM, UT 84097**, with quitclaim covenants, the following described real estate:

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF UTAH AND STATE OF UTAH, BEING KNOWN AND DESIGNATED AS FOLLOWS:

LOT 2, PLAT "H", LINCOLN GARDENS SUBDIVISION, OREM, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE RECORDER, UTAH COUNTY, UTAH.

Assessor's Parcel No: 45:117:0002

Property Address is: 776 S 500 E, OREM, UT 84097

Prior deed recorded at **Instrument No. 103642:2020**

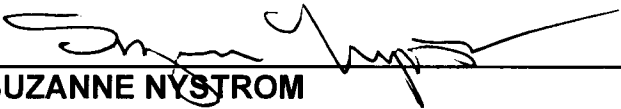
As part of the consideration shown herein, the grantee promises to pay the indebtedness remaining due on that certain promissory note dated 07/20/2020, in the original amount of \$332,880.00, and to assume the obligations shown in the Mortgage executed to secure performance thereof, which was recorded 07/20/2020, Instrument number 103643:2020 of Utah County records.

Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above and below, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the Grantor acquired title.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

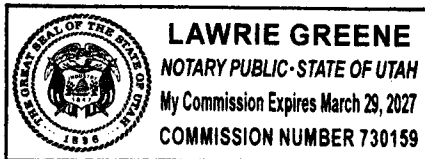
Executed by the undersigned on NOVEMBER 27, 2024 :

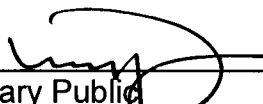

 SUZANNE NYSTROM

STATE OF UTAH
 COUNTY OF UTAH

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **SUZANNE NYSTROM**, personally known to me, or has produced DRIVERS LICENCE, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 27 day of Nov, 2024.




 Notary Public
 Lawrie Greene

Prepared by: Sarah Cordell, Esq., Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.