

When recorded, return to:
Glen & Frankie Brown
PO Box 253
Coalville, Utah 84017

ENTRY NO. 01051105

08/09/2016 03:08:15 PM B: 2366 P: 1051

Quit Claim Deed PAGE 1/6
MARY ANN TRUSSELL, SUMMIT COUNTY RECORDER
FEE 22.00 BY GLEN E BROWN



QUIT CLAIM DEED

AND

PARCEL BOUNDARY ADJUSTMENT

This Quit Claim Deed And Parcel Boundary Adjustment is being executed by and between G & F BROWN & FAMILY LAND HOLDINGS, LLC, and DAVID G. BROWN and JENNIFER L. BROWN in connection with a Parcel Boundary Adjustment relating to properties more particularly described as Summit County Tax Parcels NS-507 and NS-507-A.

RECITALS :

A. Whereas, G & F BROWN & FAMILY LAND HOLDINGS LLC, is the vested owner of property located in Summit County, State of Utah and is more particularly described as Tax Parcel No. NS-507; and

B. Whereas, DAVID G. BROWN & JENNIFER L. BROWN are the vested owners of property located in Summit County, State of Utah and more particularly described as Tax Parcel No. NS-507-A, which is situated adjacent to the NS-507 property; and

C. Whereas, G & F BROWN & FAMILY LAND HOLDINGS LLC, and DAVID G. BROWN & JENNIFER L. BROWN have agreed to execute this Quit Claim Deed and Parcel Boundary Adjustment between the two parcels and to convey property to NS-507-A that is now included with NS-507; and

D. Whereas, a survey has been conducted by High Mountain Surveying, Inc., which includes identifying a new survey description of Tax Parcel NS-507-A including a sliver of property that was previously included with Tax Parcel No. NS-507; and

E. Whereas, G & F BROWN & FAMILY LAND HOLDINGS LLC, has agreed to Quit-Claim any and all interest that it may have in the newly described NS-507-A property, including the aforementioned sliver of property; and

F. Whereas, DAVID G. BROWN & JENNIFER L. BROWN have agreed to Quit-Claim any and all interest that they may have in the newly described NS-507 property, situated outside of the new description for NS-507-A (less and excepting newly described NS-507-A) .

NOW, THEREFORE, based on the foregoing Recitals and other good and valuable consideration, G & F BROWN & FAMILY LAND HOLDINGS LLC, and DAVID G. BROWN & JENNIFER L. BROWN agree as follows:

1 .G & F BROWN & FAMILY LAND HOLDINGS LLC, and DAVID G. BROWN & JENNIFER L. BROWN agree and recognize the new description of **NS-507-A** and the remainder as NS-507 .

2 .G & F BROWN & FAMILY LAND HOLDINGS LLC, , GRANTOR, does hereby Quit-Claim and Convey to DAVID G. BROWN & JENNIFER L. BROWN, GRANTEES of PO Box 926, Coalville, Utah 84017, any property that was part of Parcel No. NS-507 which is described in the new description of NS-507-A, more particularly described as follows, including a description for an easement:

3
A portion of land located in the Southwest Quarter of Section 27, Township 2 North, Range 5 East, Salt Lake Base and Meridian and having a Basis of Bearing taken as North between the Southwest Corner and the West 1/4 Corner of said Section 27, described as follows:
Beginning at the West 1/4 Corner of Section 27, Township 2 North, Range 5 East, Salt Lake Base and Meridian, and running thence South 89° 16'31" East 366.34 feet along the east-west quarter section line; thence South 161.38 feet to a fence line being the northerly line of parcel NS-512; thence North 89° 12'17" West 359.51 feet along fence line and parcel line; thence South 87 °42 ' 07" West 6.84 feet along said line to the section line; thence North 161.30 feet to the point of beginning.

Containing 1.36 Acres

Together with a centerline description of a driveway and public utility easement.

Beginning at a point West 700.03 feet and North 857.60 feet from the West 1/4 Corner of Section 27, Township 2 North, Range 5 East, Salt Lake Base and Meridian, which point is located on the easterly line of a County Road, and having a Basis of Bearing taken as North between the Southwest Corner and the West 1/4 Corner of said Section 27, and running thence South 74°37'46" East 135.87 feet; thence South 81°46'12" East 106.57 feet; thence North 58°41'28" East 112.14 feet; thence North 65°43'50" East 47.38 feet; thence South 85°03'19" East 41.77 feet; thence South 72°51'05" East 68.20 feet; thence South 66°05'56" East 231.08 feet; thence South 68°03'106" East 57.62 feet; thence South 22°05'13" East 28.61 feet; thence South 2°05'20" East 36.25 feet; thence South 7°27'14" West 47.57 feet; thence South 11°15'22" West 66.77 feet; thence South 4°21'46" West 51.01 feet; thence South 2°12'45" East 84.38 feet; thence South 6°29'30" East 76.85 feet; thence South 10°37'03" East 122.79 feet; thence South 15°05'735" East 116.14 feet; thence South 1°36'55" East 128.58 feet to the terminus of the herein described road centerline being at the northerly of the David Brown property.

3. DAVID G. BROWN & JENNIFER L. BROWN, GRANTORS, do hereby Quit-Claim and

Convey to G & F BROWN & FAMILY LAND HOLDINGS LLC, GRANTEE of PO Box 253, Coalville, Utah 84017, any property that is situated outside of NS-507-A, but is included in parcel NS-507 .

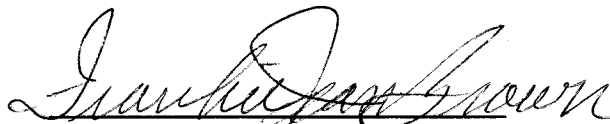
4 It is the intent of the parties to this Quit Claim Deed and Parcel Boundary Adjustment to modify the description of their existing properties in order to create a new boundary line between the properties in accordance with Utah Code Annotated S17-27a-522.

Witness our hands this day of August, 9th, 2016.

G & F BROWN & FAMILY LAND HOLDINGS LLC



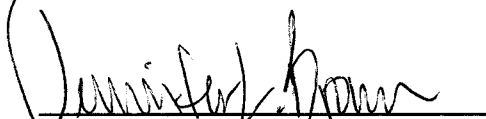
By: Glen E. Brown
Its: Managing Member



By: Frankie Jean Brown
Its: Managing Member



David G. Brown



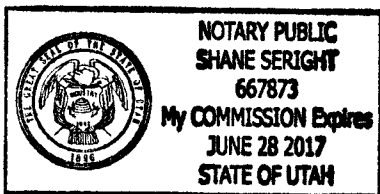
Jennifer L. Brown

STATE OF UTAH

: SS.

COUNTY OF SUMMIT

On the 9th day of August, 2016, personally appeared before me Glen E. Brown, managing member of the G&F BROWN & FAMILY LAND HOLDINGS, LLC, and Frankie Jean Brown, managing member of the G&F BROWN & FAMILY LAND HOLDINGS LLC, the signers of the within instrument, who duly acknowledged to me that they executed the same.



NOTARY PUBLIC

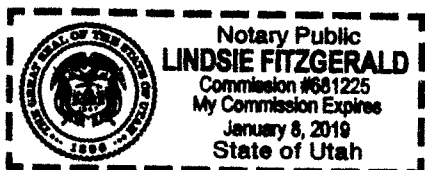
STATE OF UTAH

COUNTY OF Salt Lake : SS.
SUMMIT

On the 8 day of August, 2016, personally appeared before me David G Brown one of the signers of the within instrument who duly acknowledged to me that they executed the same .

NOTARY OF PUBLIC

Lindsie Fitzgerald



On the day of August, 9 2016 personally appeared before me Jennifer L. Brown one of the signers of the within instrument who duly acknowledged to me that they executed the same.

Norma V. Winters
NOTARY PUBLIC

