

ENT 102358 : 2025 PG 1 of 3
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Dec 31 09:34 AM FEE 40.00 BY MG
RECORDED FOR Parsons Bebile & Latimer
ELECTRONICALLY RECORDED

Mail Tax Statements To:
Calvin V. and Kathryn W. Crandall, Trustees
1034 South Main Street
Springville, Utah 84663

QUIT-CLAIM DEED

Calvin V. Crandall and Kathryn W. Crandall, Trustees of the Crandall Family Living Trust dated May 28, 2025, GRANTOR, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, hereby quitclaims to

CARYN NEILSEN and JED NEILSEN as joint tenants

as GRANTEEES, of Utah County, Utah, an undivided 15.28% of the following real property located in Utah County, State of Utah, described as:

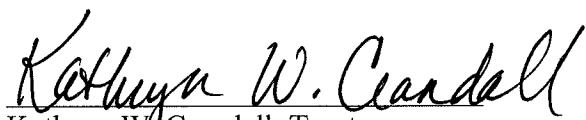
Legal Description: See Exhibit A and incorporate herein

Tax Parcel No.: 26-028-0056

In witness whereof, the Grantors have executed this instrument this 30 day of December, 2025.



Calvin V. Crandall, Trustee



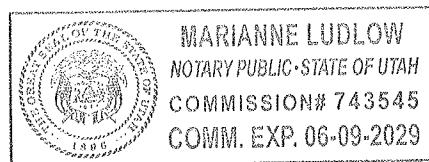
Kathryn W. Crandall, Trustee

STATE OF UTAH)
:ss
COUNTY OF UTAH)

On this 30th day of December 2025, personally appeared before me Calvin V. Crandall and Kathryn W. Crandall, Trustees of the Crandall Family Living Trust dated May 28, 2025, whose identities are personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that they are the Trustees of the said Trust or other entity set forth above and that said document was signed by them in behalf of said Trust, and acknowledged to me that said Trust executed the same.

Witness my hand and official seal.

Marianne Ludlow



This instrument has been prepared by Parsons, Behle and Latimer solely from information provided by the client. There are no express or implied guarantees as to marketability of title, accuracy of the property or property legal description or quantity of land described, as no examination of title property was requested by the client

Exhibit A

BEGINNING AT A POINT LOCATED NORTH 442.33 FEET AND EAST 1350.57 FEET FROM THE WEST QUARTER CORNER SECTION 4, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 88° 21' 58" EAST 110.84 FEET ALONG A CHAIN LINK FENCE; THENCE NORTH 89° 15' 00" EAST 45.80 FEET TO STATE ROAD 51 RIGHT OF WAY; THENCE ALONG STATE ROAD 51 RIGHT OF WAY FOR THE NEXT 2 CALLS, SOUTH 09° 06' 28" WEST 173.04 FEET, AND 65.03 FEET ALONG A 5775.15 FOOT RADIUS CURVE TO THE LEFT (CORD BEARS=SOUTH 08° 47' 07" WEST 65.03 FEET); THENCE NORTH 84° 28' 12" WEST 140.35 FEET ALONG AN EXISTING VINYL FENCE TO THE CORNER OF SAID FENCE; THENCE NORTH 05° 21' 31" EAST 218.80 FEET ALONG SAID VINYL FENCE AND EXTENSION TO THE POINT OF BEGINNING.

AREA = 33,697.50 SQ. FT. OR 0.774 ACRES, MORE OR LESS

SUBJECT TO THE FOLLOWING EASEMENT:

An easement along the North property line, running full length East to West, 20 feet in width, that allows CX Holdings ingress, egress, irrigation conveyance and irrigation ditch maintenance for Utah County tax parcel 26:028:0049. This easement is in effect until such time that any portion of Utah County Tax Parcels 26:028:0049, 26:025:0001, 26:025:0004, 26:025:0005, 26:025:0006, 26:024:0001, 26:043:0035 and 26:042:0004 are developed or agriculture use is diminished. This easement is temporary and will not become a permanent road associated with any future development of Utah County Parcel 26:028:0049, 26:025:0001, 26:025:0004, 26:025:0005, 26:025:0006, 26:024:0001, 26:043:0035 and 26:042:0004. This easement and associated roadway will not be improved with grading, added road base, paving, and any other form of improvement or added width associated with irrigation conveyance systems. This easement cannot be used for the future conveyance of any utilities, either public or private (i.e. power, water, sewer, storm water, telecommunications, etc.) or for any other forms of future development.

The Grantor(s) and Grantee(s) confirm and agree by their signatures on this document and/or acceptance of this document that the preparer has prepared the instrument only from information given to the preparer by the parties and/or their representatives has not provided a title search, an examination of title or legal description, or an opinion on title that may arise from the conveyance. Parsons, Behle and Latimer provides no express or implied guarantees as to marketability of title, accuracy of the property or property legal description or quantity of land described, as no examination of title property was requested by the client.