

ENTRY NO. 01142173

09/21/2020 11:33:43 AM B: 2600 P: 1285

Quit Claim Deed PAGE 1/3

RHONDA FRANCIS, SUMMIT COUNTY RECORDER

FEE 40.00 BY AMERIFESTATE LEGAL PLAN INC



RECORDING REQUESTED BY:

BRUCE G. SHANAHAN and

CRISTI ANN MILLARD

UPON RECORDING MAIL TO:

AmeriEstate Legal Plan, Inc.

3525 Hyland Ave. Suite 150

Costa Mesa, CA 92626

GRANTEE'S ADDRESS:

42 ENDLESS VISTA

ALISO VIEJO, CA 92656

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

Serial / Parcel # SS-70-5

The undersigned grantor(s) declare: This conveyance transfers the grantor's interest into a Revocable Living Trust. Not pursuant to a sale. For consideration of \$1.00, and no other good and valuable consideration, hereby acknowledged.
(Documentary Transfer Tax -0-)

GRANTOR: BRUCE G. SHANAHAN and CRISTI A. MILLARD, as joint tenants, whose address is 42 ENDLESS VISTA, ALISO VIEJO, CA 92656

GRANTEE: BRUCE G. SHANAHAN and CRISTI ANN MILLARD, Trustees, under Declaration of Trust, known as the THE SHANAHAN AND MILLARD FAMILY TRUST, DATED AUGUST 24, 2014, whose address is 42 ENDLESS VISTA, ALISO VIEJO, CA 92656, with full power to sell, assign, exchange, transfer, convey, and encumber.

the following described real property in the County of **SUMMIT**, State of **UTAH**:

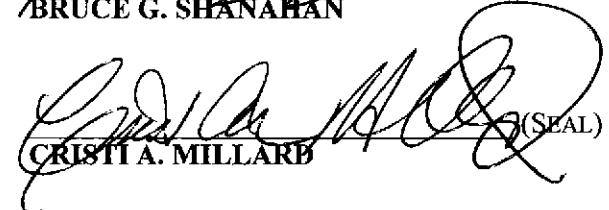
SEE EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO ALL COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD.

IN WITNESS WHEREOF, the Grantors have executed this 12th day of
September, 2020.

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California ss.
County of Orange)

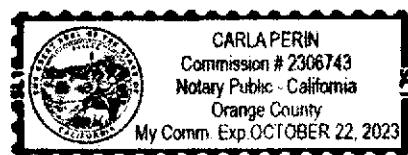

BRUCE G. SHANAHAN (SEAL)

CRISTI A. MILLARD (SEAL)

On, September 12, 2020 before me, Carla Perin, "Notary Public", Personally appeared BRUCE G. SHANAHAN and CRISTI A. MILLARD who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on this instrument the person(s), or the entity upon behalf of which person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

(THIS AREA FOR OFFICIAL NOTARY STAMP)

WITNESS my hand and official seal

Signature Carla Perin



Send Tax Bills To: BRUCE G. SHANAHAN and CRISTI ANN MILLARD, 42 ENDLESS VISTA, ALISO VIEJO, CA 92656

THIS INSTRUMENT HAS BEEN PREPARED SOLELY FROM INFORMATION GIVEN BY THE PARTIES HERETO. THERE ARE NO EXPRESS OR IMPLIES GUARANTEES ARE TO MARKETABILITY OF TITLE, ACCURACY OF THE DESCRIPTION OR QUANTITY OF LAND DESCRIBED, AS NO EXAMINATION OF TITLE TO THE PROPERTY WAS REQUESTED OR CONDUCTED.

EXHIBIT "A"

Serial / Parcel # SS-70-5

PARCEL 1:

LOT 9, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS ON THE SOUTH SECTION LINE OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, SUMMIT COUNTY, UTAH, SAID POINT OF BEGINNING BEING NORTH 89°23'18" EAST ALONG SAID SOUTH LINE 1600.446 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 19, (SAID SOUTHWEST CORNER BEARING SOUTH 89°23'18" WEST FROM THE SOUTHEAST CORNER AND BEING THE BASIS OF BEARING FOR THIS DESCRIPTION); THENCE NORTH 89°23'18" EAST ALONG SAID SOUTH LINE 1291.529 FEET; THENCE NORTH 2° EAST 1331.355 FEET; THENCE SOUTH 85°23'14" WEST 880.101 FEET; THENCE SOUTH 80°22'49" WEST 299.207 FEET; THENCE SOUTH 70°05'47" WEST 301.491 FEET; THENCE SOUTH 6° EAST 1127.081 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

TOGETHER WITH AND SUBJECT TO A 50 FOOT RIGHT OF WAY DESIGNATED AS RIGHT OF WAY "J".

A 50 FOOT RIGHT OF WAY, 25 FEET ON EACH SIDE OF ITS CENTER LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 89°23'18" EAST ALONG THE SECTION LINE 3902.797 FEET AND DUE NORTH 3125.830 FEET FROM THE NORTHWEST CORNER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, WHICH SECTION CORNER IS NORTH 0°33'56" EAST (USED AS THE BASIS OF BEARING OF THIS DESCRIPTION) FROM THE SOUTHWEST CORNER OF SAID SECTION 19; THENCE NORTH 65°02'14" WEST 319.883 FEET; THENCE NORTH 34°45'21" EAST 298.203 FEET; THENCE NORTH 80.000 FEET THENCE NORTH 37°12'29" WEST 339.006 FEET; THENCE SOUTH 20°08'11" WEST 159.765 FEET; THENCE SOUTH 32°28'16" WEST 130.384 FEET; THENCE SOUTH 67°47'48" WEST 264.622 FEET; THENCE NORTH 59°02'11" WEST 116.619 FEET; THENCE NORTH 4°05'08" WEST 140.357 FEET; THENCE NORTH 23°57'45" WEST 98.489 FEET; THENCE NORTH 64°32'12" WEST 116.297 FEET; THENCE SOUTH 72°17'25" WEST 624.600 FEET; THENCE SOUTH 55°03'16" WEST 506.285 FEET; THENCE SOUTH 39°14'15" WEST 387.331 FEET; THENCE SOUTH 18°26'06" WEST 347.851 FEET; THENCE SOUTH 3°55'49" WEST 656.544 FEET; THENCE SOUTH 6°38'14" WEST 1384.278 FEET; THENCE SOUTH 11°05'37" WEST 779.567 FEET; THENCE SOUTH 6°57'11" WEST 206.519 FEET; THENCE SOUTH 6°20'25" EAST 181.108 FEET; THENCE SOUTH 15°28'43" EAST 337.231 FEET; THENCE SOUTH 6°50'34" EAST 251.794 FEET; THENCE SOUTH 2°52'55" WEST 2187.767 FEET; THENCE SOUTH 13°19'28" WEST 195.256 FEET; THENCE SOUTH 20°31'03" WEST 870.201 FEET; THENCE SOUTH 8°25'37" WEST 136.473 FEET; THENCE SOUTH 32°11'45" EAST 159.530 FEET; THENCE SOUTH 67°14'57" EAST 168.077 FEET; THENCE NORTH 70°05'47" EAST 616.847 FEET; THENCE NORTH 80°22'49" EAST 299.207 FEET; THENCE NORTH 85°23'14" EAST 2051.646 FEET TO ITS POINT OF INTERSECTION WITH THE CENTER LINE OF THE RGT OF WAY "E" ON SHEET 3 OF 8.

EXCEPTING AND RESERVING ALL OIL, GAS AND OTHER MINERALS OF EVERY KIND AND DESCRIPTION UNDERLYING THE SURFACE OF THE SUBJECT PROPERTY.

SITUATE IN SUMMIT COUNTY, STATE OF UTAH.

FOR REFERENCE PURPOSES ONLY: TAX PARCEL NO. SS-70-5

SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY CURRENTLY OF RECORD AND GENERAL PROPERTY TAXES FOR THE YEAR 2007 AND THEREAFTER.