

**ENTRY NO. 01175630**

10/19/2021 03:31:00 PM B: 2700 P: 1070

Quit Claim Deed PAGE 1/4

RHONDA FRANCIS, SUMMIT COUNTY RECORDER

FEE 40.00 BY JANN LEFLER



**WHEN RECORDED MAIL TO:**

Jann Lefler  
3544 East State Road 35  
Kamas, Utah 84036

**Tax Parcels: CD-2233-B, CD-2233-A, CD-2233-A-1, CD-2234 and CD-2236 (Revised Descriptions included in this Quit Claim Deed)**

**QUIT CLAIM DEED**

**(PARCEL BOUNDARY LINE ADJUSTMENT)**

This Quit Claim Deed is being executed by Jann Lefler, Trustee of the Jann Lefler Living Trust, in connection with a Parcel Boundary Adjustment relating to properties more particularly described as Summit County Tax Parcels CD-2233-B, CD-2233-A, CD-2233-A-1, CD-2234 and CD-2236. New legal descriptions are included in this Quit Claim Deed.

**JANN LEFLER, TRUSTEE OF THE JANN LEFLER LIVING TRUST dated March 20, 2020**, Grantor, hereby quit claims to **JANN LEFLER, TRUSTEE OF THE JANN LEFLER LIVING TRUST dated March 20, 2020**, Grantee of 3544 East State Road 35, Kamas Utah 84036, for the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the parcels of land, located in Summit County, Utah and more particularly described as follows:

**Parcel 1**

A portion of land located in the Northwest Quarter of Section 12, Township 3 South, Range 6 East, Salt Lake Base and Meridian and having a Basis of Bearing taken as South 0°29'25" West between the Northwest Corner and the Southwest Corner of said Section 12, described as follows:

Beginning at a point South 0°29'25" West 1489.04 feet along the section line and East 2059.20 feet from the Northwest Corner of Section 12, Township 3 South, Range 6 East, Salt Lake Base and Meridian, which point being located more or less on the southerly line of State Road 35; and running thence South 60°35'01" East 84.24 feet more or less along road line; thence South 68°54'00" East 61.70 feet more or less along road line; thence South 16°45'53" West 167.60 feet; thence South 72°28'06" East 86.68 feet to a fence line; thence South 13°34'53" West 452.14 feet along a fence line and the extension of said fence; thence North 79°10'27" West 135.28 feet along a fence line and extension; thence South 15°36'46" West 424.43 feet along a fence line to the centerline of the Provo River; thence South 82°00'31" West 59.16 feet along said river centerline; thence North 04°24'50" West 626.07 feet to the centerline of 24 foot wide driveway; thence East 122.22 feet along said centerline; thence along the arc of a curve to the left 131.85 feet, having a radius 100.00 feet, a central angle of 75°32'49", and a

chord of 122.51 feet bearing North 52°13'35" East; thence North 14°27'11" East 44.31 feet along said centerline; thence North 75°32'49" West 32.26 feet; thence North 64°19'25" West 193.92 feet; thence North 25°50'11" East 125.86 feet; thence South 62°22'20" East 180.38 feet; thence North 14°27'11" East 224.49 feet to the point of beginning.

Containing 5.42 Acres

### **Parcel 2**

A portion of land located in the Northwest Quarter of Section 12, Township 3 South, Range 6 East, Salt Lake Base and Meridian and having a Basis of Bearing taken as South 0°29'25" West between the Northwest Corner and the Southwest Corner of said Section 12, described as follows:

Beginning at a point South 0°29'25" West 1533.72 feet along the section line and East 1325.53 feet from the Northwest Corner of Section 12, Township 3 South, Range 6 East, Salt Lake Base and Meridian, which point being located at an existing fence corner, and running thence South 78°09'54" East 188.69 feet along a fence line; thence North 87°12'22" East 217.32 feet along a fence line; thence South 62°22'20" East 131.46 feet along a fence line; thence South 25°50'11" West 125.86 feet; thence South 64°19'25" East 193.92 feet; thence South 75°32'49" East 32.26 feet to the centerline of a 24 foot wide driveway; thence South 14°27'11" West 44.31 feet along said centerline; thence along the arc of a curve to the right 131.85 feet, having a radius of 100.00 feet and a central angle of 75°32'49", a chord of 122.51 feet bearing South 52°13'35" West; thence West 392.63 feet along said centerline line; thence along the arc of a curve to the left 112.15 feet, having a radius of 150.00 feet and a central angle of 42°50'12", a chord of 109.55 feet bearing South 68°34'54" West; thence along the arc of a curve to the right 79.54 feet, having a radius of 96.42 feet a central angle of 47°16'05", and a chord of 77.31 feet bearing South 66°40'01" West; thence North 00°29'20" East 483.01 feet along a fence line to the point of beginning.

Containing 5.00 Acres

### **Parcel 3**

A portion of land located in the Northwest Quarter of Section 12, Township 3 South, Range 6 East, Salt Lake Base and Meridian and having a Basis of Bearing taken as South 0°29'25" West between the Northwest Corner and the Southwest Corner of said Section 12, described as follows:

Beginning at a point South 0°29'25" West 1959.13 feet along the section line and East 1436.87 feet from the Northwest Corner of Section 12, Township 3 South, Range 6 East, Salt Lake Base and Meridian, which point being located at the centerline of a 24 foot wide driveway; and running thence along the arc of a curve to the right 62.98 feet, having a radius of 150.00 feet, a central angle of 24°03'22", and a chord of 62.52 feet bearing North 77°58'19" East; thence East 270.41 feet along said driveway centerline; thence South 04°24'50" East 626.07 feet to the centerline of the Provo River; thence South 82°00'31" West 319.79 feet along said river; thence South 88°02'30" West 21.32 feet along said river; thence North 03°38'19" West 657.70 feet to the point of beginning.

Containing 5.00 Acres

**Parcel 4**

A portion of land located in the Northwest Quarter of Section 12, Township 3 South, Range 6 East, Salt Lake Base and Meridian and having a Basis of Bearing taken as South 0°29'25" West between the Northwest Corner and the Southwest Corner of said Section 12, described as follows:

Beginning at a point South 0°29'25" West 1994.38 feet along the section line and East 1142.01 feet from the Northwest Corner of Section 12, Township 3 South, Range 6 East, Salt Lake Base and Meridian, thence South 89°51'18" East 183.34 feet to a fence corner; thence South 21.89 feet to the centerline of a 24 foot driveway; thence along the arc of a curve to the left 79.54 feet, having a radius of 96.42 feet a central angle of 47°16'05", and a chord of 77.31 feet bearing North 66°40'01" East; thence along the arc of a curve to the right 49.17 feet, having a radius of 150.00 feet a central angle of 18°46'50", and a chord of 48.95 feet bearing North 56°33'13" East; thence South 03°38'19" East 657.70 feet to the centerline of the Provo River; thence South 88°02'31" West 155.24 feet along said river; thence South 80°53'23" West 133.53 feet along said river; thence South 76°49'59" West 103.44 feet along said river; thence North 04°19'44" East 673.05 feet to the point of beginning.  
Containing 5.00 Acres

**Parcel 5**

A portion of land located in the Northwest Quarter of Section 12, Township 3 South, Range 6 East, Salt Lake Base and Meridian and having a Basis of Bearing taken as South 0°29'25" West between the Northwest Corner and the Southwest Corner of said Section 12, described as follows:

Beginning at a point South 0°29'25" West 1994.38 feet along the section line and East 1142.01 feet from the Northwest Corner of Section 12, Township 3 South, Range 6 East, Salt Lake Base and Meridian, thence South 04°19'44" West 673.05 feet to the centerline of the Provo River; thence North 83°52'02" West 113.46 feet along said river; thence North 50°17'28" West 99.46 feet along said river; thence North 34°36'05" West 62.47 feet along said river; thence North 68°02'20" West 50.25 feet along said river; thence North 54°47'23" West 46.76 feet along said river; thence North 79°09'05" West 26.91 feet along said river; thence North 00°06'24" East 494.21 feet along the easterly line of parcel CD-2227-A-1 to a fence corner; thence South 89°51'18" East 385.91 feet to the point of beginning.  
Containing 5.00 Acres

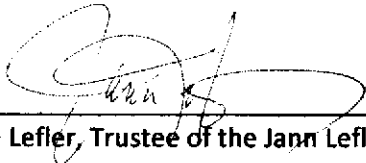
**Subject to and including the following 24 foot private driveway described as follows:**

A 24 foot private driveway located in the Northwest Quarter of Section 12, Township 3 South, Range 6 East, Salt Lake Base and Meridian and having a Basis of Bearing taken as South 0°29'25" West between the Northwest Corner and the Southwest Corner of said Section 12, described as follows:

Beginning at a point South 0°29'25" West 1500.23 feet along the section line and East 2079.13 feet from the Northwest Corner of Section 12, Township 3 South, Range 6 East, Salt Lake Base and Meridian, which point being located more or less on the southerly line of State Road 35; the following courses are along the centerline of the above said private driveway; thence South 14°27'11" West 382.93 feet; thence along the arc of a curve to the right 131.85 feet, having a radius of 100.00 feet and a central angle of 75°32'49", a chord of 122.51 feet bearing South 52°13'35" West; thence West 392.63 feet;


thence along the arc of a curve to the left 112.15 feet, having a radius of 150.00 feet and a central angle of 42°50'12", a chord of 109.55 feet bearing South 68°34'54" West; thence along the arc of a curve to the right 79.54 feet, having a radius of 96.42 feet a central angle of 47°16'05", and a chord of 77.31 feet bearing South 66°40'01" West; thence North 89°59'59" West 185.03 feet to the terminus of the herein described centerline.

WITNESS the hand of said Grantors, this 19 day of October, 2021.

  
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Jann Lefler, Trustee of the Jann Lefler Living Trust

STATE OF UTAH            )  
                                  : ss.  
COUNTY OF SUMMIT    )

On the 19 day of October, 2021, personally appeared before me, Jann Lefler, Trustee of the Jann Lefler Living Trust dated March 20, 2020, *the signer of the within instrument, who duly acknowledged that she executed the same in her capacity as Trustee of said Trust.*

  
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NOTARY PUBLIC

