

ENTRY NO. 01216334

02/29/2024 12:09:27 PM B: 2810 P: 1172

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RHONDA FRANCIS, SUMMIT COUNTY RECORDER

FEE 40.00 BY CLYDE SNOW & SESSIONS



WHEN RECORDED MAIL TO:

Wayne Z. Bennett
Clyde Snow & Sessions
201 South Main Street, Suite 2200
Salt Lake City, Utah 84111

MAIL TAX NOTICE TO:

Woodland Heritage LLC
3544 East State Road 35
Kamas, Utah 84036

Parcel Id: CD-2234

QUIT-CLAIM DEED

Jann Lefler, Trustee of the Jann Lefler Living Trust dated March 20, 2020, of Kamas, Summit County, Utah, **Grantor**, hereby grants, conveys and forever quit-claims to **Woodland Heritage LLC**, a Utah limited liability company with a primary address of 3544 East State Road 35, Kamas, Utah 84036, **Grantee**, for the sum of ten dollars (\$10.00) and other valuable consideration, all of its interest in the following described tract of land in Summit County, State of Utah:

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

This conveyance is subject to all matters of record and all facts, rights, interests or claims that would be disclosed or could be ascertained by a physical inspection and survey of the Property or by making inquiry of persons in possession thereof.

WITNESS the hand of said Grantor this 27 day of ^{February} ~~January~~ 2024.

[Handwritten signature]

Jann Lefler, Trustee of the Jann Lefler Living Trust dated March 20, 2020

STATE OF UTAH)
COUNTY OF Summit) : ss.

On the 27 day of ^{February} ~~January~~ 2024, personally appeared before me, **Jann Lefler, Trustee of the Jann Lefler Living Trust dated March 20, 2020**, the Grantor and signer of the within instrument, who duly acknowledged to me that she executed the same.

[Handwritten signature: Heidi Riches]

NOTARY PUBLIC

