

E 134743 B 319 P 225  
Date 27-Apr-2015 07:37AM  
Fee: \$24.00 ACH  
Filed By: LRH  
BRENDA NELSON, Recorder  
MORGAN COUNTY  
For: PLACER TITLE INSURANCE AGENCY (C.  
Recorded Electronically by Simplifile

AFTER RECORDING RETURN TO:  
FREDRICK K. SINGLETON  
1215 NORTH TAGGART LANE  
MORGAN, UT 84050  
File No. 2301-205129

This document prepared by:  
FRANK P. DEC, ESQ.  
8940 MAIN ST.  
CLARENCE, NY 14031  
866-333-3081

Tax ID No.: 00-0002-2374

23301-205129

QUIT CLAIM DEED

THIS DEED made and entered into on this 13<sup>th</sup> day of APRIL, 2015, by and between PEGGY SINGLETON AND FREDRICK K. SINGLETON, OR THEIR SUCCESSORS, AS TRUSTEES OF THE FREDRICK K. AND PEGGY SINGLETON FAMILY TRUST, UNDER AGREEMENT DATED MARCH 28, 2005, a mailing address of 1215 NORTH TAGGART LANE, MORGAN, UT 84050, hereinafter referred to as Grantor(s) and FREDRICK K. SINGLETON, AN UNMARRIED MAN, a mailing address of 1215 NORTH TAGGART LANE, MORGAN, UT 84050, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in MORGAN County, UTAH:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 1215 NORTH TAGGART LANE, MORGAN, UT 84050

SUBJECT TO BASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

Tax ID No.: 00-0002-2374

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written, Peggy Singleton, trustee of the Fredrick K. and Peggy Singleton Family Trust, under agreement dated March 28, 2005.

PEGGY SINGLETON, TRUSTEE OF THE FREDRICK K. AND PEGGY SINGLETON FAMILY TRUST,  
UNDER AGREEMENT DATED MARCH 28, 2005

(signed in counterpart)

FREDRICK K. SINGLETON, TRUSTEE OF THE FREDRICK K. AND PEGGY SINGLETON FAMILY  
TRUST, UNDER AGREEMENT DATED MARCH 28, 2005

STATE OF UTAH  
COUNTY OF MORGAN

On the 13<sup>th</sup> day of APRIL, A.D. 2015, personally appeared before me PEGGY SINGLETON AND FREDRICK K. SINGLETON, AS TRUSTEES OF THE FREDRICK K. AND PEGGY SINGLETON FAMILY TRUST, UNDER AGREEMENT DATED MARCH 28, 2005, the signers of the within instrument, who duly acknowledged to me that he/she/they executed the same.

John C. Sumner  
Notary Public

My commission expires 11-24-2016

Residing in North Ogden, UT



**JOHN C. SUMNER**  
Notary Public • State of Utah  
Commission # 660515  
COMM. EXP. 11-24-2016

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

Tax ID No.: 00-0002-2374

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

(Signed in counter part)

PEGGY SINGLETON, TRUSTEE OF THE FREDRICK K. AND PEGGY SINGLETON FAMILY TRUST,  
UNDER AGREEMENT DATED MARCH 28, 2005

*Fredrick K. Singleton, Trustee of the Fredrick K. and Peggy  
Singleton family trust, under agreement dated March 28, 2005,*

FREDRICK K. SINGLETON, TRUSTEE OF THE FREDRICK K. AND PEGGY SINGLETON FAMILY  
TRUST, UNDER AGREEMENT DATED MARCH 28, 2005

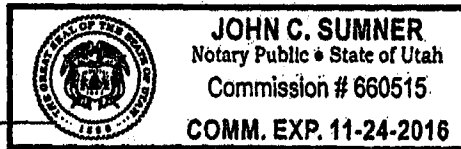
STATE OF UTAH  
COUNTY OF MORGAN

On the 15<sup>th</sup> day of APRIL, A.D. 2015, personally appeared before me PEGGY  
SINGLETON AND FREDRICK K. SINGLETON, AS TRUSTEES OF THE FREDRICK K. AND PEGGY  
SINGLETON FAMILY TRUST, UNDER AGREEMENT DATED MARCH 28, 2005, the signers of the  
within instrument, who duly acknowledged to me that he/she/they executed the same.

John C. Sumner  
Notary Public

My commission expires 11-24-2016

Residing in North Ogden, UT



No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

EXHIBIT A  
LEGAL DESCRIPTION

THE PROPERTY IN THIS REPORT IS SITUATED IN THE STATE OF UTAH, COUNTY OF MORGAN,  
DESCRIBED AS FOLLOWS:

A PART OF LOTS 15 AND 16, OF SECTION 22 AND LOTS 1 AND 2 OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 3 EAST, SLB&M, U.S. SURVEY; BEGINNING AT THE SOUTHEAST CORNER STONE OF SAID SECTION 22 AND RUNNING THENCE NORTH 0 DEGREES 02' WEST 660 FEET ALONG THE SECTION LINE TO THE NORTH LINE OF THE SOUTH HALF OF SAID LOT 16, THENCE SOUTH 88 DEGREES 29' WEST 1258.90 FEET ALONG SAID NORTH LINE, THENCE SOUTH 11 DEGREES 03'20" WEST 574.21 FEET TO A POINT 2.0 FEET EAST OF THE NORTHEAST CORNER OF A PUMP HOUSE, THENCE SOUTH 8 DEGREES 36'30" WEST 155.05 FEET, THENCE SOUTH 58 DEGREES 44'30" WEST 30.00 FEET TO THE HIGHWAY RIGHT-OF-WAY, TO A POINT WHICH IS SOUTH 86 DEGREES 37'30" WEST 1433.26 FEET AND SOUTH 31 DEGREES 15'30" EAST (SOUTH 31 DEGREES 20' EAST STATE HIGHWAY DATA) 25.00 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 22, THENCE SOUTH 31 DEGREES 15'30" EAST (SOUTH 31 DEGREES 20' EAST STATE HIGHWAY DATA) 52 FEET MORE OR LESS TO A POINT 60.0 FEET RADIALLY DISTANT NORTHWESTERLY FROM THE CENTERLINE OF A RAMP ROAD KNOWN AS THE "U" LINE OF SAID PROJECT, THENCE NORTH 63 DEGREES 30'30" EAST (NORTH 63'26' EAST STATE HIGHWAY DATA) 348.1 FEET TO A POINT 160.0 FEET RADIALLY DISTANT NORTHERLY FROM SAID CENTERLINE OF PROJECT AT ENGINEER STATION 1440 + 00, THENCE EASTERLY 678.6 FEET ALONG THE ARC OF AN 1114.93 FOOT RADIUS CURVE TO THE RIGHT (NOTE: TANGENT TO SAID CURVE AT ITS POINT OF BEGINNING BEARS APPROXIMATELY NORTH 76 DEGREES 52'30" EAST (NORTH 76 DEGREES 48' EAST STATE HIGHWAY DATA), THENCE SOUTHEASTERLY 379.3 FEET ALONG THE ARC OF A SPIRAL WHICH IS CONCENTRIC WITH AND 160.0 FEET RADIALLY DISTANT NORTHEASTERLY FROM A 350.0 FOOT TEN-CHORD SPIRAL FOR A 6 DEGREE 00' CURVE TO THE RIGHT, THENCE SOUTH 54 DEGREES 39'30" EAST (SOUTH 54 DEGREES 44' EAST STATE HIGHWAY DATA) 103 FEET MORE OR LESS TO THE EAST LINE OF SAID SECTION 27, THENCE NORTH 0 DEGREES 02' WEST 290 FEET MORE OR LESS TO THE POINT OF BEGINNING.

TOGETHER WITH ANY AND ALL IMPROVEMENTS THEREON.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD OR ENFORCEABLE IN LAW AND EQUITY.

AND

A PART OF LOT 1 OF SEC. 27, T4N, R3E, SLB&M. BEGINNING AT THE NE CORNER STONE OF THE SAID SEC. 27, AND RUNNING THENCE S. 0 DEGREES 02" EAST 352.0 FEET TO THE NORTH BOUNDARY OF THE UNION PACIFIC RIGHT-OF-WAY; THENCE ALONG THE SAID NORTH BOUNDARY SW'LY 420.0 FEET, MORE OR LESS, TO THE SOUTH BOUNDARY OF THE STATE ROAD COMMISSION RIGHT-OF-WAY, SAID POINT BEING THE PLACE OF BEGINNING; THENCE CONTINUING SW'LY ALONG THE NORTH BOUNDARY OF SAID UNION PACIFIC RIGHT-OF-WAY 440.0 FEET, MORE OR LESS; THENCE NORTH 58 DEGREES 15' WEST 415 FEET, MORE OR LESS, TO THE SOUTH BOUNDARY OF THE STATE ROAD COMMISSION RIGHT-OF-WAY; THENCE TO POINT OF BEGINNING ALONG THE SAID SOUTH BOUNDARY E'LY 800 FEET, MORE OR LESS, TO THE NORTH BOUNDARY OF THE UNION PACIFIC RIGHT-OF-WAY.

Parcel: 00-0002-2374

Tax Serial: 01-004-589

PROPERTY COMMONLY KNOWN AS: 1215 NORTH TAGGERT LANE, MORGAN, UT 84050