

WHEN RECORDED, MAIL TO:
Clint R. Hansen
FABIAN VANCOTT
95 South State Street, Suite 2300
Salt Lake City, UT 84111

ENT 13633:2025 PG 1 of 1
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Feb 25 04:56 PM FEE 40.00 BY LM
RECORDED FOR Fabian & Clendenin, P.C. db
ELECTRONICALLY RECORDED

Parcel No: 30:091:0047

QUIT CLAIM DEED

SHANE SIMONS, grantor, of Utah County, State of Utah, hereby quit claims to Lori Simons, any and all interest that he may have to the property located at: 13460 S. Highway 198, Santaquin, UT 84655, which is more particularly described as:

PARCEL 1:
THAT PART OF SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN LYING NORTHWESTERLY OF HIGHWAY.


WITH THE EFFECTS OF A BOUNDARY LINE AGREEMENT RECORDED JUNE 6, 2015 AS ENTRY NO. 48371:2015.

PARCEL 1A:
TOGETHER WITH A RIGHT-OF-WAY EASEMENT FOR ACCESS TO THE HIGHWAY AS SET OUT IN QUITCLAIM DEED RECORDED JULY 22, 2015, AS ENTRY NO. 66134:2015.

LESS AND EXCEPTING:
BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°19'58" WEST 11.75 FEET ALONG THE 1/16 SECTION LINE TO THE EAST LINE OF THE FREEWAY STORAGE SHEDS, LLC PARCEL; THENCE SOUTH 00°38'50" EAST 28.00 FEET; THENCE NORTH 89°19'58" EAST 599.77 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE HIGHWAY; THENCE NORTH 56°46'26" EAST 52.03 FEET TO THE NORTH LINE OF SAID QUARTER; THENCE SOUTH 89°19'58" WEST 631.87 FEET TO THE POINT OF BEGINNING.

SITUATE IN UTAH COUNTY, STATE OF UTAH.

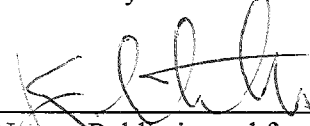
WITNESS the hand of said grantor, this 22 day of February, 2025.


Shane Simons

STATE OF UTAH)
)ss.
COUNTY OF UTAH)

On this 22 day of February, 2025 before me, the undersigned Notary Public in and for said County and State, personally appeared SHANE SIMONS, proved to me on basis of satisfactory evidence, to be the person whose name has been subscribed to this instrument and acknowledged to me that he executed it.

Witness my hand and official Seal


Notary Public in and for said County and State

