

Ent 137348 Bk 325 Pg 187
Date: 10-FEB-2016 11:21:27AM
Fee: \$17.00 Cash
Filed By: NPS
BRENDA NELSON, Recorder
MORGAN COUNTY
For: SINGLETON FREDRICK K

MAIL TAX NOTICE TO:

Grantee Fred Singleton _____
1215 North Taggart Lane
Morgan, Utah 84050

QUIT CLAIM DEED

Fredrick K. Singleton and Peggy Singleton, Co Trustees of The Fredrick K. and Peggy Singleton Family Trust dated March 28, 2005.

GRANTOR OF Morgan County, Utah 84050

HERE-BY QUIT CLAIM TO:

Fredrick K. Singleton

GRANTEE, of 1215 North Taggart Lane, Morgan, Utah 84050

FOR THE SUM OF Ten Dollars and other good and valuable consideration the receipt of which is hereby acknowledged, deeds and conveys the following described property located in Morgan County, Utah and described as follows:

SEE EXHIBIT "A" attached hereto

01-004-600-11, 00-0004-9112

Together and subject to all easements, rights of way, water and water rights, ditch and ditch rights associated with said property if any.

WITNESS, THE HANDS OF SAID GRANTOR(S), THIS 8th DAY OF ~~October~~, 2016.

The Fredrick K. and Peggy Singleton Family Trust under agreement dated March 28th, 2005.

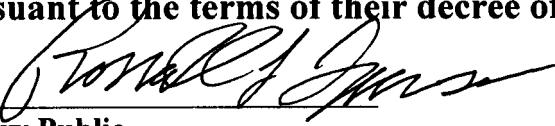
Fredrick K. Singleton trustee *Peggy Singleton, Trustee*
By: Fredrick K. Singleton, Co Trustee By: Peggy Singleton, Co Trustee

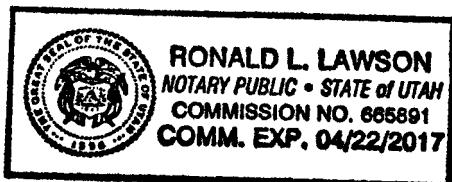
County of Morgan

State of Utah

February 2016

On the 8th day of October, 2015, personally appeared before me Fredrick K. Singleton and Peggy Singleton, co Trustees of the Fredrick K. and Peggy Singleton Family Trust, under agreement dated March 28, 2005 who duly acknowledged to me that they executed the same on behalf of said Trust and pursuant to the terms of their decree of divorce.


Notary Public
State of Utah



SCHEDULE A

REMAINDER DESCRIPTION FROM BK "Q" PG 361. A PT OF LTS 1 & 2 OF SEC 27, T4N, R3E, SLB&M. BEG AT A PT ON THE N BDY OF THE UPRR R/W & IS S 88²⁶' W 1690 FT & S 58¹⁵' E 1020 FT FR THE NL COR STONE OF SD SEC 27; & RUN TH SW' LY 792 FT, M/L, ALG SD N BDY OF UPRR R/W TO THE E LN OF THE STATE RD. COMM. PPTY; TH ALG SD E LN FOR 11 COURSES AS FOLS: N 14¹⁰' E 222 FT TO A PT ON A 2904.79 FT RADIUS CURVE TO THE LEFT TH 253.5 FT ALG THE ARC OF SD CURVE TO THE POINT OF TANGENCY; TH N 09¹⁰' E 11 FT TO A PT ON A 160 FT RADIUS CURVE TO THE LEFT: TH 217 FT ALG THE ARC OF SD CURVE TO THE POINT OF TANGENCY : TH N 09¹⁰' E 72.35 FT TO THE POINT OF CURVATURE OF A 512.96 FT RADIUS CURVE TO THE RIGHT: THE 143.8 FT ALG THE ARC OF SD CURVE TO THE POINT OF TANGENCY: TH N 25¹³' E 107 FT TH S 68²⁰' E 100 FT TO A POINT ON A 190 FT RADIUS CURVE TO THE RIGHT (NOTE: TANGENT TO SD CURVE BEARS N 21⁴⁰' E) TH NE'LY 126 FT ALG THE ARC OF SD CURVE TO THE POINT OF TANGENCY; TH N 59⁴⁰' E 53.20 FT AND TH N 73⁴⁸' E 95 FT; TH LEAVING SD STATE RD. COMM. PPTY & RUN S 58¹⁵' E 289 FT TO THE POB.
CONT. APPROX 5.0 AC

MORGAN COUNTY

Tax Roll Master Record

October 20, 2015

12:36:10PM

Parcel: 00-0004-9112	Serial #: 01-004-600-11	Entry: 098877
Name: FREDRICK K & PEGGY SINGLETON F		Property Address: _____
c/o Name: SINGLETON FREDRICK K TRUSTEE		
Address 1: PO BOX 762		MORGAN 84050-0000
Address 2:		
City State Zip: MORGAN	UT 84050-0762	Acres: 5.00
Mortgage Co:		
Status: Active	Year: 2015	District: 001 MORGAN COUNTY 0.010662

Owners	Interest	Entry	Date of Filing	Comment
FREDRICK K & PEGGY SINGLETON FAMIL'		098877	03/28/2005	(0215/0542)
SINGLETON FREDRICK K TRUSTEE		098877	03/28/2005	(0215/0542)

Property Information	2015 Values & Taxes				2014 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LA02 AG LAND UNIMP	5.00	1,000	1,000	10.66	1,000	1,000	10.75
Totals:	5.00	1,000	1,000	10.66	1,000	1,000	10.75

**** SPECIAL NOTE ****

Tax Rates for 2015 have been set and approved. All levied taxes and values shown on this printout for the year 2015 should be correct.

2015 Taxes:	10.66	2014 Taxes:	10.75
Special Taxes:	0.00		
Penalty:	0.00	Review Date	
Abatements: (0.00)	01/01/2011	
Payments: (0.00)		
Amount Due:	10.66	NO BACK TAXES!	

Legal Description

REMAINDER DESCRIPTION FROM BK "Q" PG 361 A PT OF LOTS 1 & 2 OF SEC 27, T4N, R3E, SLB&M. BEG AT A PT ON THE N BDY OF THE U.P.R.R. R/W & IS S 88°26' W 1690 FT & S 58°15' E 1020 FT FR THE NE COR STONE OF SD SEC 27; & RUN TH SWLY 792 FT, M/L, ALG SD N BDY OF UPRR R/W TO THE E LN OF THE STATE RD COMM. PPTY; TH ALG SD E LN FOR 11 COURSES AS FOLS: N 14°10'E 222 FT TO A PT ON A 2904.79 FT RAD CUR TO THE L; TH 253.5 FT ALG THE ARC OF SD CUR TO THE PT OF TNGY; TH N 09°10' E 11 FT TO A PT ON A 160 FT RAD CUR TO THE L; TH 217 FT ALG THE ARC OF SD CUR TO THE PT OF TNGY; TH N 09°10' E 72.35 FT TO THE PT OF CURV OF A 512.96 FT RAD CUR TO THE RGT; TH 143.8 FT ALG THE ARC OF SD CUR TO THE PT OF TNGY; TH N 25°13' E 107 FT; TH S 68°20' E 100 FT TO A PT ON A 190 FT RAD CUR TO THE RGT (NOTE: TNGT TO SD CUR BEARS N 21°40' E); TH NE'LY 126 FT ALG THE ARC OF SD CUR TO THE PT OF TNGY; TH N 59°40' E 53.20 FT & TH N 73°48' E 95 FT; TH LEAVING SD STATE RD COMM PPTY & RUN S 58°15' E 289 FT TO THE POB. CONT APPROX 5.00 AC

History

NOTE: FULL VEST: 215/542 FREDRICK K. SINGLETON, OR HIS SUCCESSORS, TRUSTEE, OF THE FREDRICK K. AND PEGGY SINGLETON FAMILY TRUST, UNDER AGREEMENT DATED MARCH 28, 2005; NOTE: 60/314 & 60/316 LEFT THIS RESIDUAL PIECE WH WAS OVERLOOKED); REF: 79/15; 215/542;