

Commitment Number: 22NL07081

After Recording, Return To:
Nations Lending Services
9001 W. 67th St.
Merriam, KS 66202

**PROPERTY APPRAISAL (TAXAPN) PARCEL IDENTIFICATION NUMBER
T-84-D-N**

QUITCLAIM DEED.

William A. Lantz, married, hereinafter grantor, whose tax-mailing address is PO BOX 244 MONA, UT 84045, without consideration paid, grants and quitclaims to **William A. Lantz** and **Katrina Lantz**, husband and wife, as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is PO BOX 244 MONA, UT 84045, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The land described herein is situated in the State of Utah, County of Washington, City of Toquerville, described as follows: COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 2, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S 00° 01' 10" W, ALONG THE NORTH-SOUTH CENTER SECTION LINE, 821.86 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S 00° 01' 10" W ALONG THE CENTER SECTION LINE, 80.00 FEET; THENCE DEPARTING SAID LINE AND RUNNING N 75° 12' 18" W, 151.93 FEET TO A POINT LOCATED ON THE EAST LINE OF HILLSIDE DRIVE, SAID POINT ALSO BEING LOCATED ON THE EAST LINE OF HILLSIDE DRIVE, SAID POINT ALSO BEING LOCATED ON A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 185.50 FEET, AND A CENTRAL ANGLE OF 01° 45'

FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S 00° 01' 10" W ALONG THE CENTER SECTION LINE, 80.00 FEET; THENCE DEPARTING SAID LINE AND RUNNING N 75° 12' 18" W, 151.93 FEET TO A POINT LOCATED ON THE EAST LINE OF HILLSIDE DRIVE, SAID POINT ALSO BEING LOCATED ON THE EAST LINE OF HILLSIDE DRIVE, SAID POINT ALSO BEING LOCATED ON A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 185.50 FEET, AND A CENTRAL ANGLE OF 01° 45' 20" (RADIUS POINT BEARS N 80° 35' 26" E); THENCE NORTHERLY ALONG SAID EAST LINE AND ALONG SAID CURVE, 5.68 FEET; THENCE CONTINUING ALONG SAID EAST LINE THE FOLLOWING TWO (2) COURSES: N 07° 39' 15" W, 41.76 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 85.50 FEET, AND A CENTRAL ANGLE OF 11° 46' 14"; THENCE NORTHERLY ALONG SAID CURVE, 17.56 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET AND A CENTRAL ANGLE OF 100° 20' 01"; THENCE NORTHEASTERLY ALONG SAID CURVE, 17.51 FEET TO A POINT LOCATED ON THE SOUTH LINE OF COTTON GIN AVENUE; THENCE DEPARTING SAID LINE AND RUNNING N 14° 27' 00" E, 4.01 FEET; THENCE S 75° 33' 00" E, 144.98 FEET TO THE POINT OF BEGINNING.

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20" (RADIUS POINT BEARS N 80° 35' 26" E); THENCE NORTHERLY ALONG SAID EAST LINE AND ALONG SAID CURVE, 5.68 FEET; THENCE CONTINUING ALONG SAID EAST LINE THE FOLLOWING TWO (2) COURSES: N 07° 39' 15" W, 41.76 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 85.50 FEET, AND A CENTRAL ANGLE OF 11° 46' 14"; THENCE NORTHERLY ALONG SAID CURVE, 17.56 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET AND A CENTRAL ANGLE OF 100° 20' 01"; THENCE NORTHEASTERLY ALONG SAID CURVE, 17.51 FEET TO A POINT LOCATED ON THE SOUTH LINE OF COTTON GIN AVENUE; THENCE DEPARTING SAID LINE AND RUNNING N 14° 27' 00" E, 4.01 FEET; THENCE S 75° 33' 00" E, 144.98 FEET TO THE POINT OF BEGINNING. A.P.N.: T-84-D-N

Property Address is: 280 North Hillside Drive, Toquerville, UT 84774

Prior instrument reference: 200190022016

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

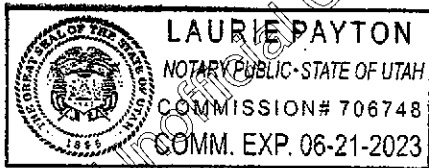
TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on April 21, 2022:

William A. Lantz
William A. Lantz

STATE OF Utah
COUNTY OF Juab

The foregoing instrument was acknowledged before me on April 21, 2022 by **William A. Lantz** who is personally known to me or has produced Driver License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



Laurie Payton
Notary Public

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA LLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (613) 247-9605 Fax: (866) 611-0170.

Legal Description

The land described herein is situated in the State of Utah, County of Washington, City of Toquerville, described as follows:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 2, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S 00° 01' 10" W, ALONG THE NORTH-SOUTH CENTER SECTION LINE, 821.86 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S 00° 01' 10" W ALONG THE CENTER SECTION LINE, 80.00 FEET; THENCE DEPARTING SAID LINE AND RUNNING N 75° 12' 18" W, 151.93 FEET TO A POINT LOCATED ON THE EAST LINE OF HILLSIDE DRIVE, SAID POINT ALSO BEING LOCATED ON THE EAST LINE OF HILLSIDE DRIVE, SAID POINT ALSO BEING LOCATED ON A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 185.50 FEET, AND A CENTRAL ANGLE OF 01° 45' 20" (RADIUS POINT BEARS N 80° 35' 26" E); THENCE NORTHERLY ALONG SAID EAST LINE AND ALONG SAID CURVE, 5.68 FEET; THENCE CONTINUING ALONG SAID EAST LINE THE FOLLOWING TWO (2) COURSES: N 07° 39' 15" W, 41.76 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 85.50 FEET, AND A CENTRAL ANGLE OF 11° 46' 14"; THENCE NORTHERLY ALONG SAID CURVE, 17.56 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET AND A CENTRAL ANGLE OF 100° 20' 01"; THENCE NORTHEASTERLY ALONG SAID CURVE, 17.51 FEET TO A POINT LOCATED ON THE SOUTH LINE OF COTTON GIN AVENUE; THENCE DEPARTING SAID LINE AND RUNNING N 14° 27' 00" E, 4.01 FEET; THENCE S 75° 33' 00" E, 144.98 FEET TO THE POINT OF BEGINNING.

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