

Quit Claim Deed Page 1 of 2  
Gary Christensen Washington County Recorder  
08/10/2022 04:45:44 PM Fee \$40.00 By  
SOUTHERN UTAH TITLE COMPANY

When recorded mail deed and tax notice to:  
Wesley D. Garrett  
2019 E 180 S Cir  
St. George, UT 84790



Order No. 225500 - EFP  
Tax I.D. No. SG-COP-1-105-A

Space Above This Line for Recorder's Use

**QUIT-CLAIM DEED**

Flying W. Construction, LLC, a Utah limited liability company , grantor(s), of St. George, County of Washington, State of Utah, hereby QUIT-CLAIMS to

Wesley D. Garrett, grantee(s) of St. George, County of Washington, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Washington County, State of Utah:

See Attached Exhibit "A"

TOGETHER WITH all improvements and apputenances there unto belonging, and being SUBJECT TO easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

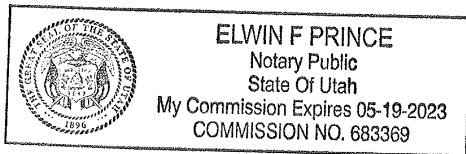
WITNESS the hand(s) of said grantor(s), this 10 day of August, 2022.

Flying W. Construction, LLC, a Utah limited liability company

By: [Signature]  
Justin Reuben Wanlass, Member/Manager

STATE OF Utah )  
 ) :ss.  
COUNTY OF Washington )

On the 10<sup>th</sup> day of August, 2022, personally appeared before me, Justin Reuben Wanlass, who being by me duly sworn, did say that he/she is the Member/Manager of Flying W. Construction, LLC, a Utah limited liability company, and that said instrument was signed by him/her in behalf of said limited liability company by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and said Justin Reuben Wanlass acknowledged to me that said limited liability company executed the same.



[Signature]  
NOTARY PUBLIC

My Commission Expires: 5-19-23

Attachment to that certain Quit Claim Deed executed by Flying W. Construction, LLC, a Utah limited liability company grantor(s), to Wesley D. Garrett grantee(s).

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**EXHIBIT "A"**

All of Grantors right title and interest in that certain **Easement** granted in Quit-Claim Deed (for Easement) recorded as Doc ID #20220035659, Official Records, over and across the following described property.

Beginning at the most Northerly corner of Lot 106, COPPER HILLS PHASE 1 SUBDIVISION, said point being the most westerly corner common to Lot 105 and Lot 106 of said subdivision, and being more specifically South 89°12'52" West, along the Section line 2600.775 feet and South 00°47'08" East 1968.063 feet from the Northeast corner of Section 28, Township 42 South, Range 15 West, Salt Lake Base and Meridian, and running thence South 47°32'20" East 28.429 feet along the lot line between said Lots 105 and 106, thence North 79°23'03" West 21.333 feet to the West line of said Lot 106, thence North 00°01'05" West along said West lot line a distance of 15.262 feet to the point of beginning.

Said easement to run with and be appurtenant to the following described property.

Lot 105, COPPER HILLS PHASE 1 SUBDIVISION, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

LESS AND EXCEPTING THEREFROM the following described property:

Beginning at the Northwest Corner of Lot 105, COPPER HILLS PHASE 1 SUBDIVISION, said point also being the Southwest Corner of Lot 42 of FOSTER HILLS SOUTH PHASE III SUBDIVISION, being located in the Northeast Quarter (NE¼) of Section 28, Township 42 South, Range 15 West, Salt Lake Base and Meridian, and running thence North 89°58'55" East 110.00 feet along the said subdivision boundaries to the Southeast Corner of Lot 42; thence along a Southerly extension of the East Line of said Lot 42 South 0°01'05" East 0.30 feet to a point on the South edge of a 6 high cinder block wall; thence South 85°45'00" West 77.97 feet along a line of which does not touch the South edge of said 6 foot cinder block wall (considering an offset in the wall at the Southeast Corner of Lot 42) to a point on the South edge of said wall; thence North 79°23'00" West 32.80 feet to a found and accepted rebar and cap set by Rosenberg Inc. at the point of beginning.

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Initials 