

DOC # 20230000300

Quit Claim Deed Page 1 of 2
Gary Christensen Washington County Recorder
01/04/2023 01:22:53 PM Fee \$ 40.00
By OSMOND PATRICK



Prepared By:

Patrick D. Osmond
88 West Lake View
Gunlock, Utah 84733

After Recording Return To:

Patrick D. Osmond
88 West Lake View
Gunlock, Utah 84733

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On 20 November, 2022, THE GRANTOR(S), PATRICK D. OSMOND, in consideration of: ten dollars (\$10,00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S): Patrick D. Osmond, residing at 88 West, Lake View, Gunlock, Utah 84733. It is the Grantor's and Grantee's intent of this document to combine the property described into one account. The Grantor conveys the following described real estate, situated in Gunlock, in the County of Washington, State of Utah:

ALL OF LOTS 17, 18, and 19 GARDNER-LAKEVIEW HEIGHTS SUBDIVISION.

All of Lots 17, 18, and 19 of the Gardner-Lakeview Heights subdivision, Official Records, Washington County, Utah, being more particularly described as follows:

Beginning at the Northwest corner of said Gardner-Lakeview Heights subdivision, point lies South 00°01'30" West along the section line 653.88 feet and South 62°30'38" East 228.53 feet, from the Northwest Corner of Section 28, Township 40 South, Range 17 West, Salt Lake Base and Meridian, and running thence South 62°30'38" East along the North line of said subdivision 471.06 feet to the Northwest corner of Lot 20 said subdivision; thence South 27°29'22" West along the west line of said Lot 143.16 feet to the North right-of-way line of Bowler Road; thence along said line the following three (3) courses: 1) North 61°58'45" West 78.44 feet, 2) northwesterly along a 35.36 foot radius curve to the right, (long chord bears North 39°28'58" West a distance of 27.06 feet), center point lies North 28°01'04" East through a central angle of 44°59'55", a distance of 27.77 feet, and 3) westerly along a 50.00 foot radius reverse curve to the left, (long chord bears North 84°29'37" West a distance of 92.39 feet), center point lies South 73°00'59" West through a central angle of 135°01'12", a

distance of 117.83 feet to the Northeast corner of Lot 16 said subdivision; thence North 62°00'00"
West along the North line of said Lot 168.53 feet to the West Line of said subdivision; thence North
07°02'56" West along said line 200.22 feet, to the point of beginning.

Containing 62,663 Square feet of 1.44 acres.

Tax Parcel Numbers: GLH-17-NW
GLH-18-NW
GLH-19-A-1-NW

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Mail Tax Statements To:
Patrick D. Osmond
88 West Lake View
Gunlock, Utah, 84733

Grantor, Patrick D. Osmond, Signature:

Patrick D. Osmond

Dated: ~~November 20, 2023~~

January 4,

STATE OF UTAH

ss:

COUNTY OF WASHINGTON

This instrument was sworn, subscribed, and acknowledged before me this 4 day of ^{January 2023} ~~November~~,
by PATRICK D. OSMOND.

Jennifer Palmer
Notary Public

My commission expires 3-2-2023

NOTARY SIGNATURE:

Dated: *January 4, 2023*
2022.

