

MAIL TAX NOTICES TO GRANTEE(S) AT:
1882 E. Maple St., Mapleton, UT 84664-4711

ENT 23705:2025 PG 1 of 5
ANDREA ALLEN
UTAH COUNTY RECORDER
2025 Apr 03 08:45 AM FEE 40.00 BY CS
RECORDED FOR GT Title Services
ELECTRONICALLY RECORDED

COURTESY RECORDING

This document is being recorded solely as a courtesy to the parties named herein. GT Title Services disclaims any liability for errors, omissions, or for the failure of this document to achieve its intended purpose.

Property Reference Information:

Tax Parcel No(s): **23-054-0027**

Property Address(es) (if any):

170 SOUTH 1300 EAST, SPRINGVILLE, UT 84663

QUIT-CLAIM DEED
(For Boundary Line Adjustment)

Recitals:

The Grantor(s) named herein are the owners of that certain real property located in Utah County, Utah, and described in attached **EXHIBIT "A"**.

This Quit-Claim Deed is being recorded to eliminate boundary location ambiguity and conform the property boundary to match that certain record of survey described as: **Utah County Record of Survey Map No. 25-092, dated February 21, 2025, by Professional Land Surveyor, James Patrick Fronk, License No. 376079; Applied Land Solutions, Inc. Project No. 2025-013** (the "Record of Survey"). The Record of Survey boundary is more particularly described in attached **EXHIBIT "B"**.

The Record of Survey boundary description in EXHIBIT "B" is an accurate representation of the property in the actual possession of Grantor, and matches with the following established boundaries of record in the office of the Utah County Recorder, as indicated:

- (1) North boundary matches with the south boundary of Lot 6, Block 2, Plat 'A', Town View Subdivision to Springville, UT, recorded March 13, 1961, as Entry No. 3216.
- (2) East boundary matches with the west boundary of 1300 East Street public right-of-way;
- (3) West boundary matches with an existing fence line and with the east boundary described in that certain Warranty Deed recorded November 28, 2016, as Entry No. 119523:2016.

The South boundary matches with indices of an established boundary as shown on the Record of Survey map and creates no encroachment along said boundary.

Quit-Claim Conveyances:

Now therefore:

CHARLOTTE THATCHER and ANN BARTHOLOMEW, Grantor(s), in exchange for good and valuable consideration, hereby quit-claim all right, title, and interest in and to the real property located in **UTAH** County, Utah and described in **EXHIBIT "B"**, to **CHARLOTTE THATCHER and ANN BARTHOLOMEW**, Grantee(s).

Further, Grantor(s) hereby quit claim those portions of the property described in **EXHIBIT "A"** and lying outside of the property described in **EXHIBIT "B"** to the person(s) or party(ies) entitled thereto.

[Signature / Acknowledgement Page to follow]

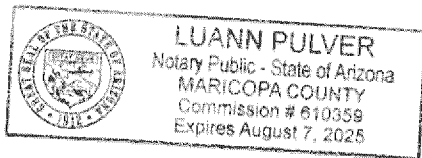
Signature / Acknowledgement Page to Quit-Claim Deed (For Boundary Adjustment)

Witness the hand of Grantor(s) this 1 day of April, 2025.


CHARLOTTE THATCHER

STATE OF Arizona)
COUNTY OF Maricopa) ss.

On this 1st day of April, 2025, personally appeared before me **CHARLOTTE THATCHER**, the named Grantor(s) of the within instrument, proved on the basis of satisfactory evidence to be the persons whose names are subscribed to this instrument, and duly acknowledged that they executed this instrument. Witness my hand and official seal.




NOTARY PUBLIC

Signature / Acknowledgement Page to Quit-Claim Deed (For Boundary Adjustment)

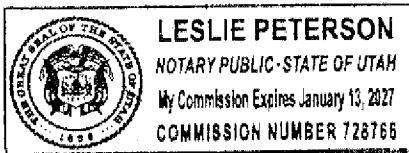
Witness the hand of Grantor(s) this 1st day of April, 2025.

Ann C. Bartholomew

ANN BARTHOLOMEW

STATE OF Utah)
COUNTY OF Utah) ss.

On this 1st day of April, 2025, personally appeared before me **ANN BARTHOLOMEW**, the named Grantor(s) of the within instrument, proved on the basis of satisfactory evidence to be the persons whose names are subscribed to this instrument, and duly acknowledged that they executed this instrument. Witness my hand and official seal.



[Signature]
NOTARY PUBLIC

Property Reference Information:

Tax Parcel No(s): **23-054-0027**

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170 SOUTH 1300 EAST, SPRINGVILLE, UT 84663

EXHIBIT "A"

COMMENCING 12.92 CHAINS SOUTH AND 7.75 CHAINS EAST OF THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 20' WEST 5 RODS; THENCE WEST 8 RODS; THENCE NORTH 20' EAST 5 RODS; THENCE EAST 8 RODS TO THE PLACE OF BEGINNING.

EXHIBIT "B"

A PARCEL OF LAND LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF LOT 6, BLOCK NO. 2, PLAT "A", TOWN VIEW SUBDIVISION TO SPRINGVILLE, UTAH, A RECORDED SUBDIVISION, SAID POINT BEING 331.25 FEET EAST AND 855.07 FEET SOUTH FROM A FOUND BRASS CAP MONUMENT MARKING THE CENTER ONE-QUARTER CORNER OF SAID SECTION 34, SAID POINT BEING THE REAL POINT OF BEGINNING; THENCE EAST 135.30 FEET ALONG SAID SOUTH LINE OF LOT 6, TO A POINT ON THE WEST LINE OF 1300 EAST STREET, SPRINGVILLE, UTAH; THENCE S0°20'00"W 83.76 FEET ALONG SAID WEST LINE OF 1300 EAST STREET; THENCE WEST 132.08 FEET; THENCE N1°52'00"W 83.80 FEET ALONG AN EXISTING WOOD SLAT FENCE LINE AND ALSO ALONG THAT CERTAIN WARRANTY DEED RECORDED AS ENTRY NO. 119523, DATED NOVEMBER 28, 2016, TO THE POINT OF BEGINNING.

(For reference: CONTAINING 0.257 ACRES OF LAND or 11,198 SQ. FT.)