


Prepared By:
CHAD HARVIE


ENT 2606=2024 PG 1 of 3
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Jan 16 11:58 AM FEE 40.00 BY KR
RECORDED FOR KUNZ, BRIAN

After Recording Return To:
AMY KUNZ
769 W RANCH CIR
ALPINE, Utah 84004

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On January 12, 2024 THE GRANTOR(S),

- BRIAN KUNZ, a married person

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- AMY KUNZ and BRIAN KUNZ, a married couple, residing at 769 W RANCH CIR, ALPINE, UTAH County, Utah 84004

the following described real estate, situated in ALPINE, in the County of UT, State of Utah

Legal Description:

PT. LOT 17, PLAT B, THE RANCH AT WESTFIELD PARK SUB DESCRIBED AS FOLLOWS; COM S 2070.72 FT & E 63.01 FT FR NW COR. SEC. 25, T4S, R1E, SLB&M.; ALONG A CURVE TO L (CHORD BEARS: S 46 DEG 46' 39" E 128.78 FT, RADIUS = 227 FT) ARC LENGTH = 130.57 FEET; S 40 DEG 4' 42" W 352.16 FT; N 26 DEG 51' 12" W 70.46 FT ACTUAL COURSE = N26-51-11W 70.46; N 49 DEG 30' 46" E 43.76 FT ACTUAL COURSE = N49-30-47E 43.76; N 29 DEG 16' 17" W 125.7 FT ACTUAL COURSE = N29-16-16W 125.7; N 50 DEG 54' 22" E 248.57 FT ACTUAL COURSE = N50-54-27E 248.54 TO BEG TO BEG. AREA 1.022 AC.

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

A transfer among family members where only nominal consideration is given

Tax Parcel Number: 51:238:0034

Mail Tax Statements To:
AMY KUNZ
769 W RANCH CIR
ALPINE, Utah 84004

ENT 2606-2024 PG 2 of 3

[SIGNATURE PAGE FOLLOWS]

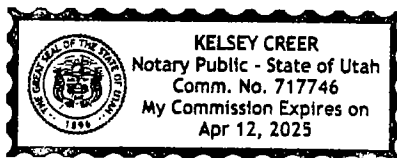
Grantor Signatures:

DATED: 1/16/2024

Brian Kunz
BRIAN KUNZ
769 W RANCH CIR
ALPINE, Utah, 84004

STATE OF UTAH, COUNTY OF UTAH, ss:

This instrument was acknowledged before me on this 16 day of January, 2024 by BRIAN KUNZ, proved on the basis of satisfactory evidence to be the person(s) whose name(s) subscribed to this instrument and acknowledged (he/she/they) executed the same. Witness my hand and official seal.



Kelsey Creer
Notary Public

Notary Public
Title (and Rank)

My commission expires 4/12/25