

(A)

Prepared By:
Security Title Company of Garfield County
15 N Main Street, PO Box 177
Panguitch, UT 84759

Ent 285648 Bk 0574 Pg 0391
Date: 12-DEC-2023 2:59:03PM
Fee: \$40.00 Check Filed By: CG
BRAYTON TALBOT, Recorder
GARFIELD COUNTY CORPORATION
For: SECURITY TITLE CO

When Recorded, Mail Deed and Tax Notice To:
Benjamin Blaugrund
PO Box 127
Escalante, UT 84726

QUITCLAIM DEED

File No.: Deed-23
APN:

Dwight Haycock, Christine Haycock and Warren Haycock,

Grantor, of Escalante, Garfield County, State of Utah, hereby quitclaim(s) to

Benjamin Blaugrund, an unmarried Man,

Grantee(s), of Escalante, Garfield County, State of Utah, for the sum of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration, the following described tract of land in Garfield County, Utah, to wit:

See Attached Exhibit A

Subject to easements, restrictions, and rights of way appearing of record or enforceable in law or equity.

(A)

Witness the hand(s) of said Grantor(s) this 1 day of ~~November~~ ^{December}, 2023.

Dwight Haycock
Dwight Haycock

Christine Haycock
Christine Haycock

Warren Haycock
Warren Haycock

STATE OF Utah
County OF Wasatch

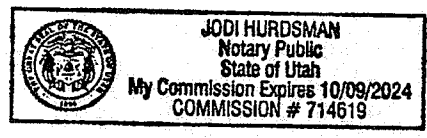
I, Jodi Hurdsman, a Notary Public for the County of Wasatch and State of Utah, do hereby certify that Dwight Haycock, Christine Haycock, Warren Haycock personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 1 of ^{December} ~~November~~, 2023.

Jodi Hurdsman
Notary Public

My Commission Expires: 10-9-2024

(SEAL)



(A)

Exhibit A

PARCEL 1

BEGINNING AT THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 35 SOUTH, RANGE 3 EAST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N89°51'37"E, ALONG THE SECTION LINE, 244.41 FEET TO A POINT LOCATED ON AN EXISTING FENCE LINE; THENCE DEPARTING SAID SECTION LINE AND RUNNING ALONG SAID FENCE LINE THE FOLLOWING FIVE (5) COURSES: S03°43'22"W, 128.78 FEET; THENCE S01°36'25"E, 275.29 FEET; THENCE N87°18'45"E, 237.79 FEET; THENCE S00°37'23"E, 300.68 FEET; THENCE N89°07'59"W, 534.41 FEET TO A POINT LOCATED ON AN EXISTING FENCE LINE; THENCE N01°10'52"W, ALONG SAID FENCE LINE AND ITS NORTHERLY PROJECTION, 685.15 FEET TO A POINT LOCATED ON THE NORTH LINE OF SECTION 7 OF SAID TOWNSHIP AND RANGE; THENCE S89°34'20"E, ALONG THE SECTION LINE, 63.90 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR ENFORCEABLE IN LAW AND EQUITY.

PARCEL 2

COMMENCING AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 3 EAST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N89°34'20"W, 63.90 FEET TO THE NORTHERLY PROJECTION OF AN EXISTING FENCE LINE; THENCE DEPARTING SAID SECTION LINE AND RUNNING S01°10'52"E, ALONG SAID PROJECTION AND SAID FENCE LINE, 685.15 FEET TO THE POINT OF BEGINNING; THENCE ALONG AN EXISTING FENCE LINE THE FOLLOWING EIGHT (8) COURSES: S89°07'59"E, 534.41 FEET; THENCE S00°21'12"E, 642.39 FEET; THENCE S67°52'48"W, 208.18 FEET; THENCE S00°25'54"W, 10.62 FEET; THENCE S67°37'07"W, 285.58 FEET; THENCE N24°29'50"W, 10.86 FEET; THENCE S83°26'00"W, 59.78 FEET; THENCE N01°10'52"W, 845.34 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR ENFORCEABLE IN LAW AND EQUITY.

PARCEL 3

COMMENCING AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 3 EAST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N89°34'20"W, 63.90 FEET; THENCE S01°10'52"E, 1,530.49 FEET TO AN EXISTING FENCE CORNER AND THE POINT OF BEGINNING; THENCE ALONG AN EXISTING FENCE LINE THE FOLLOWING FOUR (4) COURSES: N83°26'00"E, 59.78 FEET; THENCE S24°29'50"E, 10.86 FEET; THENCE N67°37'07"E, 285.58 FEET; THENCE S00°42'35"E, 395.91 FEET TO A POINT LOCATED ON AN EXISTING FENCE LINE WHICH IS ACCEPTED AS THE NORTH RIGHT-OF-WAY LINE OF PINE CREEK LANE; THENCE ALONG SAID FENCE AND RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: N76°43'04"W, 379.84 FEET; THENCE N77°09'43"W, 217.53 FEET TO AN EXISTING FENCE CORNER; THENCE DEPARTING SAID RIGHT-OF-WAY LINE AND RUNNING ALONG AN EXISTING FENCE LINE THE FOLLOWING THREE (3) COURSES: N03°19'53"W, 30.41 FEET; THENCE N06°51'06"E, 19.45 FEET; THENCE N67°05'53"E, 269.61 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR ENFORCEABLE IN LAW AND EQUITY.