



QUIT-CLAIM DEED

ENT 4325:2023 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Jan 24 2:09 pm FEE 40.00 BY MG
RECORDED FOR GROVER, JERRY

THIS INDENTURE, made on the 24th day of January, 2023, by and between **Anderson Geneva, LLC**, of Utah County, Utah, party of the first part, Grantor's mailing address being 300 S 1350 E Fl 2 Lehi, UT 84043, and **East Lake at Geneva Industrial Business Park Owners' Association Inc.**, of Utah County, Utah, party of the second part, Grantee's mailing address being 1250 East 200 South #1D Lehi, Ut 84043.

WHEREAS, a certain perpetual easement was reserved from transfer in a Special Warranty Deed recorded with the Utah County Recorder on July 3rd, 2008, with entry number 76616:2008;

WHEREAS, said reserved perpetual easement was transferred by mesne conveyance to Grantor by a Quit-Claim Deed with the Utah County Recorder on July 2, 2021, with entry number 118228:2021;

WITNESSETH, that the said party of the first part does by these presents **REMISE, RELEASE and FOREVER QUIT CLAIM** unto the said party of the second part, the following described reserved perpetual easement situate in the County of Utah, State of Utah, to-wit:

An easement at the Southeast Corner of Lot 1 of the 4Life Subdivision (Tax Parcel ID: 39:347:0001) at a location to be identified for the purpose of erecting a subdivision entry monument sign, the easement being comprised of an area located at the Southeast Corner of said lot of up to 20 feet by 20 feet (400 square feet) for the purpose of erection and maintenance of the monument sign. Grantee and Grantee's successors and assigns will cooperate with the existing property owner in providing electric power and water to the location of the easement and monument sign for purposes of lighting and landscape maintenance of the sign area and access. Grantee shall pay all costs for water and utilities and maintenance of the sign and easement are and for any real property taxes or assessments related to the easement area. Grantee shall have the right at any time to release all or part of its rights to the existing property owner or assigns. The existing property owner or assigns shall have no responsibility to maintain any monument sign or improvements made by Grantee.

TO HAVE AND TO HOLD THE SAME, with all the rights, immunities, privileges and appurtenances thereto belonging, unto the said party of the second part and unto his heirs and assigns forever.

The individual signing below certifies that he is duly appointed by the Grantor entities as agent representative authorized to execute this instrument on their behalf with the intent and for the purposes described herein.

-Signature Page to Quit-Claim Deed-

Witness the hand of Grantor this 24th day of January, 2023.

Anderson Geneva, LLC

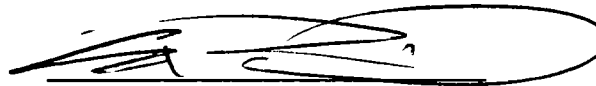
By: 

Name: Peter Evans

Title: Manager

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

On this 24th day of January, 2023, personally appeared before me Peter Evans who stated he is the Manager of **Anderson Geneva, LLC** the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and duly acknowledged that he executed this instrument in his authorized capacity on behalf of said company, intending to be legally bound. Witness my hand and official seal.



NOTARY PUBLIC

