

When recorded, please return to:
Howard V. Hess
1097 E. Country Road
Fruit Heights, Utah 84037

E 3030159 B 6798 P 2515-2516
RICHARD T. NAUGHAN
DAVIS COUNTY, UTAH RECORDER
06/30/2017 03:44 PM
FEE \$12.00 Pgs: 2
DEP RT REC'D FOR HOWARD HESS

RETURNED
JUN 30 2017

QUITCLAIM DEED

Pioneer Legacy Properties II, L.C., a Utah limited liability company, Grantor, hereby QUITCLAIMS to **Howard V. Hess**, of 1097 Country Road, Fruit Heights, Utah 84037, Grantee, for the sum of ten dollars and other good and valuable consideration, all of Grantor's right, title and interest in the following described real property in Davis County, Utah:

Beginning at a point being South 89°52'45" West 696.296 feet along the Quarter Section line and NORTH 461.823 feet and EAST 1698.383 feet from the Center of Section 13, Township 3 North, Range 1 West, Salt Lake Base and Meridian and running thence North 82°35'00" East 90.774 feet; thence North 80°21'00" East 37.547 feet; thence South 25°33'00" East 93.173 feet; thence South 85°12'53" West 18.019 feet; thence South 79°52'44" West 37.735 feet; thence South 44°21'39" West 11.418 feet; thence South 82°35'00" West 31.050 feet; thence North 40°20'23" West 113.295 feet to the point of beginning.

Containing 10,333 square feet or 0.23721 acre, more or less.

A portion of APN: 08-052-~~0220~~ ^{0254 ✓}

PLEASE COMBINE WITH APN 08-052-0254

Subject to all covenants, conditions, easements, rights-of-way, reservations and restrictions now of record.

Together with all improvements thereon and all water rights, rights-of-way, easements, privileges and appurtenances thereunto now used or enjoyed with the property.

[It is the intent of this Quitclaim Deed that the above-described parcel be combined with and become a part of the adjacent tract of land owned by Grantee, and that the above-described parcel be combined with APN 08-052-0254 for property tax purposes and that no separate parcel number be created for the above-described parcel.]

WITNESS the hand of Grantor this 23 day of June, 2017.

