WHEN RECORDED, ÆETURN TO:

David & Rachael Simpons 361 Aspen Road Francis Kamas, Utah 84036

23/2020 09:42:51 AM B: 2567 P: 049 A FRANCIS SUMMIT COUNTY RE 40.00 BY DAVID SIMMONS RECORDER <] A. Miller of A. Maria I. A. Maria II. A. Maria I. A.

Affects Parcel Nos CD-627 & CD-627-A

QUIT CLAIM DEED & BOUNDARY LINE & DUSTMENT

This Quit Claim Deed and Boundary Line Adjustment is made this day of Apr 2020, by and between David and Rachael Simmons and Themselves. David and Rachael Simmons, as owners of both parcels noted above.

RECITALS

- The Parties are the owners of second of adjoining parcels or lots within Summit County Utah. Parcel CD-627, located in Summit County, Utah, is further described on Exhibit A. Parcel CD-627-A located in Summit County, Utah, is further described on Exhibit B.
- By signing, the Parties do not create any new lot awelling unit, or remnant parcel. The Parties also do not intend this to result in violation of any currently applicable Summit County zoning requirements or land use ordinance.

NOW THEREFORE, for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby Quitclaim their respective rights to the original parcels (as described in the "old legal descriptions") to themselves (as described in the "new legal descriptions") as follows:

- The new legal descriptions of the lots or parcels created and the adoption of the new common boundary tine are attached hereto. Exhibit Contains the new legal description for Parcel CD-627. Exhibit D contains the new legal description for Parcel CD-627-A.
- These terms shall run with the land and shall be binding upon all parties claiming by, through of under the Parties including, both thinhed to their purchasers, specessors, assigns and lenders.
- All easements of use or of record in existence on the date hereof affecting. burdening or benefitting the Parties properties shall remain in force and effect.

OWNER

Parcel CD- 627

OWNER

Rancet CD-627-A

Darid Simmons

David Simmons

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The Affile	By: Ruchael Simmons STATE OF TALL	A COLOR OF THE PROPERTY OF THE	By: Rachael Simmons	Min Miller
	STATE OF STAH COUNTY OF SUMMIT) ss.		
ONO SEE	Simmons, whose identity of the foregoing instrument of the simmons, whose identity of the simmons of the simmon	was acknowledged before vas proven to me by satis	day of April factory exidence. Notary Public - State of Utah Comm. No. 692739 My Commission Expires on Jan 29, 3921	2020, by David
Um Afin	STATE OF UTAH COUNTY OF SUMMITO	16 8 10 11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		2020 by Rachael
Militar	The foregoing instrument v Simmons, whose identity v	vas acknowledged before vas proven to me by satis	factory evidence.	Rachael
	A MOUNT ARY PUBLIC	mick (Notary Public - State of Utah Comm. No. 692739 My Commission Expires on	
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Alta Ettin			NW Hills	Ola Athre
				Summit Sounty
Motion		\$v	01331117 Page 2 of 7	' Summit Sounty

Umorring and EXHIBIT A Old Legal Description Parcel CD-62

A tract of Land being part the Northwest 1/4 of Section 21, Township 2 South, Range 6 East, Salt Lake Base and Meridian and having a Basis of Bearing along the centerline of Kamas Main Street of North 00° 00' 21" East between the Northwest Corner of Sand Section 21 and the Street Monument at 200 North and Main Street, described as follows: Beginning at a point which is East 2279.63 feet and South 1831.73 feet from the Northwest Corner of Section 21 T2S, R6E, SLB&M said point also being the Southeast Corner of the Kamas View Estates Subdivision and running thence South 00°59'29" West 346,99 feet; thence South 00°3774" West 20.97 feet; thence West 255.74 feet; thence South 00°0021 West 87.36 feet; thence South 54°57'01" East 233,74 foot thence North 89°53'13" East 52:00 feet; thence South 00°37'14" West 257.25 feet; thence North 89°10'03" West 257.8 (feet; thence South 00%11'10" East 58.97 feet; thence North 89°59'39" West 673.88 feet to a point on the Easterly Boundary of the White Knight Subdivision; thence North 00°00'26 West 141.12 feet; thence South 89°59'39" East 57.26 feet; thence North 00°00'46" West 800.74 feet to a point on the Southerly line of the Kamas View Estates Subdivision; then South 89°59'39" East 885.81 (e) along said subdivision to the POINT OF BEGINNING, said described tract containing kills Acres, more or less. Ultro Herical Colory All Gold A Umorrigical Golden 01/31/17 Page 3 of 7 Summit Sounty

EXHIBIT B Old Legal Description Parcel CD 627-A

A tract of Land being part the Northwest 1/4 of Section 21, Township 2 South, Range 6 East. Salt Lake Base and Meridian and having a Basis of Bearing along the centerline of Kamas Main Street of North 00° 00' 21" East between the Northwest Corner of said Section 21 and the Street Monument at 200 North and Main Street, described as follows: Beginning at a point which is East 2279.63 feet and South 1831.70 feet from the Northwest Corner of Section 21, T2S, R6E, SLB&M said point also being the Southcast Corner of the Kamas View Estates Subdivision and South 00%59'29" West 346.99 feet; and South 00°37'14" West 20.97 feet to the point of beginning; said point of beginning being on the Westerly boundary have of the Foothill Estates Phase K Subdivision and running thence South 00°37'14" West 221.49 feet along said subdivision thence South 89°53'13" West 6200 feet; thence North \$4.57'01" West 233.74 feet; thence North 00°00'21" East 87.36 feet; thence East 255.75 the POINT OF BEGINNING; said described tract containing 1.00 Acres, more or less. 57'01" West 233.74 feet; thence North 00°00'21" East 87.36 feet; thence East 255.74 feet to Umoffilellall Colord Umostillatoll copy Musting Color 01131117 Page 4 of 7 Summit Sounty

Uno thighell colors Ultro Hincitoll Coles **EXHIBIT C** New Legal Description Parcel CD-627

A tract of Land being part the Northwest 1/4 of Section 21, Township 2 South, Range 6 East, Beginning at a point which is East 2279.63 feet and South 1831.73 feet from the Northwest Corner of Section 21 T2S, R6E, SLB&M said point also being the Cor beginning and running thence South 00°59'29" West 157.89 feet to a point being the Northwest corner of the Foothill Estates Phase 1 Subdivision; thence South 00°37'14" West 499.70 feet along the Westerly line of the Foothill Estates Phase 1 Subdivision to the Southwest corner of said subdivision; thence North 89° 1003" West 257.81 feet; thence South 00°11'10" East 58.97 Yeet; thence North 89°59'39" West 673.88 feet to a point on the Easterly Boundary of the White Knight Subdivision; thence North 00°00'26" West 141.12 feet thence South 89°59'39" East 57.26 feet; thence North 00000'46" West 760.74 feet to a point on the Southerly line of the Kamas View Estates Subdivision; thence South 89°59'39 East 653.80 feet along the southerly line of said subdivision; thence South 00°00'21" West 189.07 feet; thence South 89°5939" East -1°
.vG; saic sul cet; to ss. g 17.00 228.76 feet; to the POINT OF BEGINNING; said described tract containing 17.05 Acres, more Umo Athelall Gold Who fill dolon I Ma Arthelial Colory 01 31117 Page 5 of 7 Summit County

Uno Anticipal Color EXHIBIT D

New Legal Description Parcel CD-627-A

A tract of Land being part the Northwest 1/4 of Section 21, Township 2 South, Range 6 East, A tract of Land being part the Northwest 1/4 of Section 21, Township 2 South, Range 6 East, Salt Lake Base and Meridian and having a Basis of Bearing along the centerline of Kamas Main Street of North 00° 00′ 21″ East between the Northwest Corner of Section 21 and the Street Monument at 200 North and Main Street, described as follows:

Beginning at a point which is East 2279.63 feet and South 1831.73 feet from the North Corner of Section 21. T2S, R6E, SLB&M said and South 1831.73 feet from the North Kamas View 5. aring along the centerline of activest Corner of and Section 21 a described as follows:

Last 2279.63 feet and South 1831.73 feet from the Nor LS, R6E, SLB&M said point also being the Southeast Corner ates Subdivision and running thence South 00°59'29" West 189.40 feet states Subdivision and running thence South 00°59'29" West 189.40 feet to the POINT OF BEGINNING; said described fact contain. Acres more or less and being subject to a (60) foot Non Exclusive Right of Way and Eabeing reserved by the Grantor over the northerly 60 feet of the described (11) acre parcel. In the state of th Kamas View Estates Subdivision and running thence South 00°59'29" West 189.40 feet; thence North 89°5939" West 228.76 feet; thence North 00°00'21" East 189.07 feet; thence South Juno Afficial Copy 89°59'39" East 232.01 feet to the POINT OF BEGINNING; said described Fact containing 1.00 Acres, more or less and being subject to a (60) foot Non Exclusive Right of Way and Easement Unofficial Color

