

When Recorded, Mail To:

01127055 B: 2554 P: 0840

Dennis K. Poole, Esq.
POOLE & ASSOCIATES, L.C.
4543 South 700 East, Suite 200
Salt Lake City, UT 84107

Page 1 of 3
Rhonda Francis Summit County Recorder
02/11/2020 03:15:06 PM Fee \$40.00
By US Title Insurance Agency
Electronically Recorded

Grantee's address:

3941 Village Round Drive
Park City, Utah 84098

Space above for County Recorder's Use

PARCEL NO. PP-84-A-2

QUIT-CLAIM DEED

HAVERFORD-NABOB, L.C., a Utah limited liability company, of 700 Bitner Road, Park City, Utah 84098, GRANTOR, hereby QUIT-CLAIM to **LINCOLN STATION, LLC**, a Utah limited liability company, of 3941 Village Round Drive, Park City, Utah 84098, GRANTEE, for the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION, the following described real property in Summit County, State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO

This Quit-Claim Deed is intended to eliminate and release any encroachment claim by virtue of the fence along the common boundary between Granter and Grantee as depicted on the attached Exhibit "B".

WITNESS the hand of Grantor this 31 day of January, 2020.

HAVERFORD-NABOB, L.C., a Utah limited liability company

By:

[Signature]
Name: John Pothman
Title: Manager

STATE OF UTAH)

COUNTY OF SUMMIT)

: ss.

On the 31 day of January, 2020, personally appeared before me John Pothman, the Manager of HAVERFORD-NABOB, L.C., a Utah limited liability company, the signer of the within instrument who duly acknowledged to that he/she executed the same.



[Signature]
NOTARY PUBLIC

EXHIBIT "A"

(Legal Description)

Real property located in Summit County, State of Utah, more particularly described as follows:

Commencing at the Northwest Corner of Section 20, Township 1 South, Range 4 East, Salt Lake Base and Meridian; (from which the Southwest corner of said Section 20 bears South 00° 00' 14" East 5343.19 feet;) thence, from said point of commencement North 89° 54' 07" East (North 89° 51' 00" East deed) 1323.68 feet; South 00° 06' 38" West (South 00° 04' 30" West deed) 1049.57 feet; and South 78° 42' 52" East (South 78° 45' 00" East deed) 685.07 feet to the true point of beginning; said point being the Northeast corner of that certain parcel conveyed to Solid Constructors, Inc., by Warranty Deed recorded as Entry Number 309603 in Book 525 at page 539 of Summit County Records; and running thence South 78° 42' 52" East 378.41 feet; thence South 04° 20' 35" West 435.69 feet to a point on the North right-of-way line of Highway Project Number (76)14, presently known as the North Frontage Road of Interstate Highway Project 80-4(31)141, said point being on a curve concave Northwesterly from which the radius point bears North 00° 48' 48" East 3744.72 feet; thence Westerly 375.82 feet along the arc of said curve and said North right-of-way to the West line of said certain parcel; thence North 04° 20' 35" East (North 04° 18' 27" East deed) 485.72 feet to the true point of beginning.

Situated in SUMMIT County, State of Utah.

Parcel Identification Number: PP-84-A-2

EXHIBIT "B"



PARCEL NO.
PP-84-A-2-A

FENCE IS 8.2'
EAST OF BOUNDARY
(AT THIS POINT)

FENCE IS 1.5'
SOUTH OF
BOUNDARY

S78°42'52"E
378.41'

FENCE IS 2.4'
SOUTH OF
BOUNDARY

ENCROACHMENT AREA
741 SQ. FT. ±

FENCE FOLLOWS
BOUNDARY

ENCROACHMENT AREA
530 SQ. FT. ±

PARCEL NO.
PP-84-A

PARCEL NO.
PP-84-A-2

N4°20'35"E
485.72'

S4°20'35"W
435.69'

COMMON BOUNDARY
BETWEEN GRANTOR
AND GRANTEE

FENCE FOLLOWS
BOUNDARY

R=3744.71'
Δ=5°45'01"
L=375.82'
CH=N86°18'42"W 375.66'
BITNER ROAD

NOTE:
THE CONTENTS OF THIS EXHIBIT ARE PROVIDED FOR REVIEW ONLY
AND BASED ON THE ALTA/NSPS LAND TITLE SURVEY PREPARED BY
FOCUS ENGINEERING DATED OCTOBER 26, 2018

FOCUS
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 P.O. (801) 352-0075
www.focusutah.com

LINCOLN STATION
NORTH AND EAST FENCE ENCROACHMENT EXHIBIT
01127055 Page 3 of 3 Summit County

Date Created	1/30/2020
Scale	1"=100'
Drawn	BJE
Check	
Sheet	18-314
1 OF 1	

2018, 2019, 2020 Lincoln Station Survey by FOCUS Engineering and Surveying, LLC. UNOFFICIAL COPY