



ENT 12075:2024 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Feb 27 12:43 PM FEE 40.00 BY NG
RECORDED FOR CRANDALL, CALVIN V

Tax mailing

When recorded, please mail to:

Calvin & Kathryn Crandall

~~1040 South State Street~~

Springville, UT 84663

1034 South Main

QUIT-CLAIM DEED

CX Holdings, Inc., Grantor, of Bancroft, Idaho,

Hereby QUIT-CLAIMS to

Calvin V. Crandall and Kathryn W. Crandall, Grantees, of Springville, Utah County, Utah,

for the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described tracts of land in Utah County, State of Utah, to-wit:

BEGINNING AT A POINT LOCATED NORTH 442.33 FEET AND EAST 1350.57 FEET FROM THE WEST QUARTER CORNER SECTION 4, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 88° 21' 58" EAST 110.84 FEET ALONG A CHAIN LINK FENCE; THENCE NORTH 89° 15' 00" EAST 45.80 FEET TO STATE ROAD 51 RIGHT OF WAY; THENCE ALONG STATE ROAD 51 RIGHT OF WAY FOR THE NEXT 2 CALLS, SOUTH 09° 06' 28" WEST 173.04 FEET, AND 65.03 FEET ALONG A 5775.15 FOOT RADIUS CURVE TO THE LEFT (CORD BEARS=SOUTH 08° 47' 07" WEST 65.03 FEET); THENCE NORTH 84° 28' 12" WEST 140.35 FEET ALONG AN EXISTING VINYL FENCE TO THE CORNER OF SAID FENCE; THENCE NORTH 05° 21' 31" EAST 218.80 FEET ALONG SAID VINYL FENCE AND EXTENSION TO THE POINT OF BEGINNING.

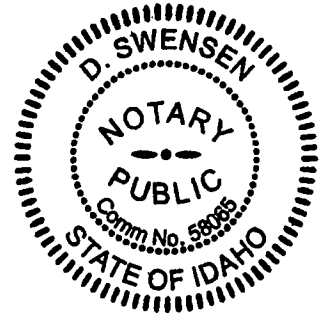
AREA = 33,697.50 SQ. FT. OR 0.774 ACRES, MORE OR LESS

SUBJECT TO THE FOLLOWING EASEMENT:

An easement along the North property line, running full length East to West, 20 feet in width, that allows CX Holdings ingress, egress, irrigation conveyance and irrigation ditch maintenance for Utah County tax parcel 26:028:0049. This easement is in effect until such time that any portion of Utah County Tax Parcels 26:028:0049, 26:025:0001, 26:025:0004, 26:025:0005, 26:025:0006, 26:024:0001, 26:043:0035 and 26:042:0004 are developed or agriculture use is diminished. This easement is temporary and will not become a permanent road associated with any future development of Utah County Parcel 26:028:0049, 26:025:0001, 26:025:0004, 26:025:0005, 26:025:0006, 26:024:0001, 26:043:0035 and 26:042:0004. This easement and associated roadway will not be improved with grading, added road base, paving, and any other form of improvement or added width associated with irrigation conveyance systems. This easement cannot be used for the future conveyance of any utilities, either public or private (i.e. power, water, sewer, storm water, telecommunications, etc.) or for any other forms of future development.

WITNESS the hand of said grantor, this 25 day of Sep, 2023.

CX Holdings, Inc.
By: Craig C. Crandall (Print and Sign name)
Its: Vice President



Idaho
STATE OF ~~UTAH~~)
: ss Idaho
COUNTY OF ~~UTAH~~)

On this 25th day of September, 2023, personally appeared before me Craig C. Crandall whose identity is personally known by me or proven by satisfactory evidence to me, and who by me duly sworn/affirmed, did say that he is the Vice President of CX Holdings, Inc. and that said document was signed by him on behalf of said CX Holdings, Inc., and acknowledged to me that said Craig C. Crandall executed the same.

D. Swensen
Notary Public

WITNESS the hand of said grantees, this 25th day of Sept, 2023.

Calvin V. Crandall
Calvin V. Crandall

Kathryn W. Crandall
Kathryn W. Crandall

STATE OF UTAH)
: ss
COUNTY OF UTAH)

On this 23 day of October, 2023, personally appeared before me Calvin V. Crandall and Kathryn W. Crandall, the signors of the foregoing instrument, who duly acknowledged before me that they executed the same.

Michele Dewolf
Notary Public

