

**ENTRY NO. 01218824**

04/29/2024 09:39:43 AM B: 2816 P: 1593

Quit Claim Deed PAGE 1/2

RHONDA FRANCIS, SUMMIT COUNTY RECORDER

FEE 40.00 BY WAYNE Z BENNETT



**WHEN RECORDED MAIL TO:**

Wayne Z. Bennett  
Clyde Snow & Sessions  
201 South Main Street, Suite 2200  
Salt Lake City, Utah 84111

**MAIL TAX NOTICE TO:**

Jann Lefler, Trustee  
3544 East State Road 35  
Kamas, Utah 84036

Parcel Id: CD-2234

## QUIT-CLAIM DEED

**Woodland Heritage LLC**, a Utah limited liability company headquartered in Kamas, Summit County, Utah, **Grantor**, hereby grants, conveys and forever quit-claims to **Jann Lefler, Trustee of the Jann Lefler Living Trust dated March 20, 2020** of 3544 East State Road 35, Kamas, Utah 84036, **Grantee**, for the sum of ten dollars (\$10.00) and other valuable consideration, all of its interest in the following described tract of land in Summit County, State of Utah:

A portion of land located in the Northwest Quarter of Section 12, Township 3 South, Range 6 East, Salt Lake Base and Meridian and having a Basis of Bearing taken as South 0°29'25" West between the Northwest Corner and the Southwest Corner of said Section 12, described as follows:

Beginning at a point South 0°29'25" West 1489.04 feet along the section line and East 2059.20 feet from the Northwest Corner of Section 12, Township 3 South, Range 6 East, Salt Lake Base and Meridian, which point being located more or less on the southerly line of State Road 35; and running thence South 60°35'01" East 84.24 feet more or less along road line; thence South 68°54'00" East 61.70 feet more or less along road line; thence South 16°45'53" West 167.60 feet; thence South 72°28'06" East 86.68 feet to a fence line; thence South 13°34'53" West 452.14 feet along a fence line and the extension of said fence; thence North 79°10'27" West 135.28 feet along a fence line and extension; thence South 15°36'46" West 424.43 feet along a fence line to the centerline of the Provo River; thence South 82°00'31" West 59.16 feet along said river centerline; thence North 04°24'50" West 626.07 feet to the centerline of 24 foot wide driveway; thence East 122.22 feet along said centerline; thence along the arc of a curve to the left 131.85 feet, having a radius 100.00 feet, a central angle of 75°32'49", and a chord of 122.51 feet bearing North 52°13'35" East; thence North 14°27'11" East 44.31 feet along said centerline; thence North 75°32'49" West 32.26 feet; thence North 64°19'25" West 193.92 feet; thence North 25°50'11" East 125.86 feet; thence South 62°22'20" East 180.38 feet; thence North 14°27'11" East 224.49 feet to the point of beginning.

Containing 5.42 Acres

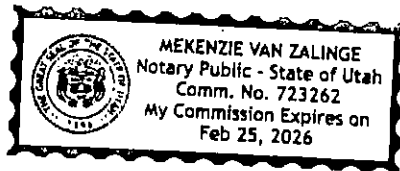
This conveyance is subject to all matters of record and all facts, rights, interests or claims that would be disclosed or could be ascertained by a physical inspection and survey of the Property or by making inquiry of persons in possession thereof.

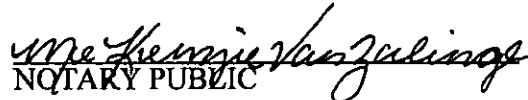
WITNESS the hand of said Grantor this 29 day of April 2024.

  
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**Jann Lefler, Manager**  
**Woodland Heritage LLC**

STATE OF UTAH                    )  
  : ss.  
COUNTY OF Summit )

On the 29<sup>th</sup> day of April 2024, personally appeared before me, **Jann Lefler**, whose identity is personally known to me and who by me duly sworn, did say that she is the Manager of Woodland Heritage LLC, a Utah limited liability company, and that said document as signed by her on behalf of the Woodland Heritage, LLC was signed with full authority and that she acknowledged to me that said company executed the same.



  
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NOTARY PUBLIC