

Quit Claim Deed Page 1 of 3  
 Russell Shirts Washington County Recorder  
 10/10/2019 04:51:25 PM Fee \$40.00 By US TITLE  
 INSURANCE AGENCY

## WHEN RECORDED MAIL TO:

~~SJ Properties Holding, LLC~~  
 Vacant Land

Washington, UT 84780

Stephen Howcroft  
 440 S Nichols Peak Rd  
 Washington UT 84780

**QUITCLAIM DEED**

File No. WA89074CG

APN W2123

**SJ Properties Holding, LLC, a Utah Limited Liability Company**

Grantor(s), of Washington, Washington County, State of Utah, hereby quitclaims(s) to

**Stephen E. Howcroft**

Grantee(s), of Washington, Washington County, State of Utah, for the sum of ten dollars and other good and valuable consideration, the following described tract of land in Washington County, Utah, to wit:

A Parcel of property located in Sections 13, 14 and 23, Township 42 South, Range 15 West, Salt Lake Base and Meridian consisting of all remaining properties as originally described by the Special Warranty Deed as recorded as Entry No. 823102, records of Washington County, less and excepting all properties previously conveyed to other parties, said Parcel being more particularly described as follows: Beginning at a point which is located South 01°09'22" West along the East line of Section 14, Township 42 South, Range 15 West, Salt Lake Base and Meridian 2684.18 feet, to the East Quarter Corner of said Section 14 and continuing South 01°05'22" West, along said East Section line 1353.41 feet from the Northeast corner of said Section 14, said point being the true point of beginning, and running thence South 01°05'22" West along said Section line 13.64 feet to a point on the 1/16th line; thence South 89°15'13" East 665.12 feet along said 1/16th line to a point on a Parcel of land more particularly described in Document No. 20130003361; thence along the boundary of said Parcel the following two (2) courses; South 0°59'55" West 483.70 feet; thence North 89°42'59" East 666.08 feet to a point on the Westerly line of a 66.00-foot wide strip of property; thence South 0°59'55" West 885.20 feet along said Westerly line to a point on the South line of Section 13; thence North 89°41'18" West 1333.29 feet along said Section line to the Southwest Corner of said Section 13; thence South 1°07'24" West 87.13 feet along the West line of Section 24; thence North 88°53'59" West 270.02 feet; thence North 39°11'6" East 109.47 feet; thence North 60°07'23" East 236.18 feet to a point on the East line of Section 14; thence North 1°05'22" East 167.99 feet along said Section line; thence South 89°02'19" West 738.97 feet; thence South 63°43'59" West 154.54 feet to a point on the East boundary of BELLA VISTA AT STONE MOUNTAIN PHASE 1, records of Washington County, State of Utah; thence along the boundary of said Subdivision the following seven (7) courses; North 38°17'53" East 105.79 feet; thence North 22°58'10" East 119.10 feet; thence North 42°13'09" West 74.53 feet; thence South 56°23'54" West 166.27 feet; thence South 20°11'49" West 125.51 feet; thence North 72°22'41" West 71.17 feet; thence North 89°20'59" West 241.08 feet; thence leaving said boundary and following the North line of the Parcels as recorded as Entry No. s 20090042868 and 992492, records of Washington County the following five (5) courses; North 64°18'19" West 173.16 feet; thence North 72°42'49" West 438.16 feet; thence South 68°55'24" West 351.08 feet; thence South 36°23'40" West 186.26 feet; thence South 54°49'37" West 256.73 feet, to a point on the Easterly line of the property acquired by Washington City for the construction of 300 East Street; thence along the Easterly line of said Washington City Parcels the following fourteen (14) courses; North 5°36'52" West 81.51 feet; thence North 27°34'21" West 24.75 feet; thence North 18°43'34" West 39.03 feet; thence North 28°40'08" West 55.51 feet; thence North 24°28'33" East 48.40 feet; thence North 1°49'08" West 60.72 feet; thence North 66°17'47" West 166.69 feet; thence North 19°19'20" East 75.24 feet; thence North 10°37'39" East 40.10 feet; thence North 12°51'10" East 40.28 feet; thence South 82°28'00" East 20.58 feet; thence North 14°46'10" East 10.08 feet; thence North 82°28'00" West 20.91 feet; thence North 12°52'28" East 105.90 feet; thence North 0°50'00" West 87.22 feet, to a point on the Southerly line of Cherokee Springs R. V. Park, Phase 5, records of Washington County, Utah; thence along the Southerly boundary of said Subdivision the following three (3) courses; South 88°47'12" East 343.47 feet; thence North 67°13'14" East 315.00 feet;

thence North  $45^{\circ}43'14''$  East 67.82 feet to a point on the Southerly boundary of Horizons West I Amended Subdivision, records of Washington County, State of Utah; thence along the boundary of Horizons West I and 2 Amended Subdivisions the following two (2) courses; South  $88^{\circ}29'35''$  East 981.41 feet; thence North  $1^{\circ}05'22''$  East 471.78 feet, to a point on that particular property as described in Book 294, at Page 167, records of Washington County, State of Utah; thence along said boundary North  $85^{\circ}25'46''$  East 250.00 feet to a point on the Southerly boundary of Dan Properties Subdivision Phase 1, records of Washington County, State of Utah; thence along said boundary South  $89^{\circ}18'27''$  East 755.05 feet to the point of beginning.

Less and Excepting Bella Vista Drive, Florence Drive and Bonnie Lane being more particularly described as follows:

**BELLA VISTA DRIVE:**

Beginning at the Northeast corner of "Bella Vista Drive" of "BELLA VISTA AT STONE MOUNTAIN PHASE 1", according to the official plat thereof, records of Washington County, State of Utah, said point also being located North  $88^{\circ}53'59''$  West 771.92 feet along the Section line and North  $1^{\circ}06'01''$  East 390.50 feet from the Southeast corner of Section 14, Township 42 South, Range 15 West, Salt Lake Base and Meridian, and running thence North  $42^{\circ}13'09''$  West 50.00 feet along the North line of said "Bella Vista Drive" and the Northerly boundary line of said "Bella Vista at Stone Mountain Phase 1"; thence leaving said boundary line North  $47^{\circ}46'51''$  East 179.17 feet to the point of a 275.00 foot radius curve to the left; thence Northeasterly 223.56 feet along the arc of said curve through a central angle of  $46^{\circ}34'41''$  to the point of tangency; thence North  $1^{\circ}12'10''$  East 31.99 feet to the point of a 25.00 foot radius curve to the left; thence Northwesterly 39.92 feet along the arc of said curve through a central angle of  $91^{\circ}29'22''$ ; thence North  $0^{\circ}17'12''$  West 25.00 feet; thence South  $89^{\circ}42'48''$  West 2.40 feet; thence North  $0^{\circ}17'12''$  West 25.00 feet to a point on a 25.00 foot non-tangent radius curve to the left, the radius point bears North  $0^{\circ}17'12''$  West; thence Northeasterly 38.62 feet along the arc of said curve through a central angle of  $88^{\circ}30'38''$  to the point of tangency; thence North  $1^{\circ}12'10''$  East 832.73 feet to the point of a 25.00 foot radius curve to the left; thence Northwesterly 41.79 feet along the arc of said curve through a central angle of  $95^{\circ}46'48''$  to a point on the Southerly right of way line of "Telegraph Street"; thence North  $85^{\circ}25'22''$  East 110.56 feet along said right of way line to a point on a 25.00 foot, non-tangent radius curve to the left, the radius point bears South  $4^{\circ}34'38''$  East; thence leaving said right of way line Southwesterly 36.75 feet along the arc of said curve through a central angle of  $84^{\circ}13'12''$  to the point of tangency; thence South  $1^{\circ}12'10''$  West 841.01 feet to the point of a 25.00 foot radius curve to the left; thence Southeasterly 39.92 feet along the arc of said curve through a central angle of  $91^{\circ}29'22''$ ; thence South  $0^{\circ}17'12''$  East 25.00 feet; thence South  $89^{\circ}42'48''$  West 7.60 feet; thence South  $0^{\circ}17'12''$  East 25.00 feet to a point on a 25.00 foot non-tangent radius curve to the left, the radius point bears South  $0^{\circ}17'12''$  East; thence Southwesterly 38.62 feet along the arc of said curve through a central angle of  $88^{\circ}30'38''$  to the point of tangency; thence South  $1^{\circ}12'10''$  West 34.59 feet to the point of a 325.00 foot radius curve to the right; thence Southwesterly 264.21 feet along the arc of said curve through a central angle of  $46^{\circ}34'41''$  to the point of tangency; thence South  $47^{\circ}46'51''$  West 179.17 feet to the point of beginning.

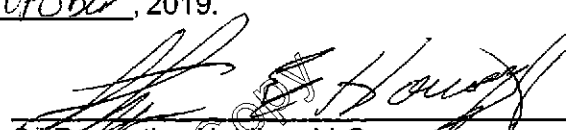
**FLORENCE DRIVE & BONNIE LANE**

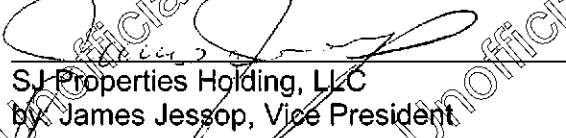
Beginning at a point North  $1^{\circ}05'22''$  East 230.07 feet along the Section line from the Southwest corner of Section 13, Township 42 South, Range 15 West, Salt Lake Base and Meridian and running thence North  $59^{\circ}15'31''$  East 40.62 feet to the point of a 375.00 foot radius curve to the right; thence Northeasterly 96.66 feet along the arc of said curve through a central angle of  $14^{\circ}46'07''$  to the point of a 200.00 foot radius curve to the left; thence Northeasterly 453.98 feet along the arc of said curve through a central angle of  $130^{\circ}03'16''$  to the point of a 175.00 foot radius reverse curve to the right; thence Northwesterly 170.25 feet along the arc of said curve through a central angle of  $55^{\circ}44'27''$  to the point of tangency; thence North  $0^{\circ}17'12''$  West 5.19 feet to the point of a 25.00 foot radius curve to the right; thence Northeasterly 39.27 feet along the arc of said curve through a central angle of  $90^{\circ}00'00''$ ; thence North  $0^{\circ}17'12''$  West 50.00 feet; thence South  $89^{\circ}42'48''$  West 624.02 feet; thence South  $0^{\circ}17'12''$  East 25.00 feet; thence South  $89^{\circ}42'48''$  West 7.60 feet; thence South  $0^{\circ}17'12''$  East 25.00 feet; thence North  $89^{\circ}42'48''$  East 531.62 feet to the point of a 25.00 foot radius curve to the right; thence Southeasterly 39.27 feet along the arc of said curve through a central angle of  $90^{\circ}00'00''$  to the point of tangency; thence South  $0^{\circ}17'12''$  East 5.19 feet to the point of a 225.00 foot radius curve to the left; thence Southeasterly 218.89 feet along the arc of said curve through a central angle of  $55^{\circ}44'27''$  to the point of a 150.00 foot radius reverse curve to the right; thence Southwesterly 340.48 feet along the arc of said curve through a central angle of  $130^{\circ}03'16''$  to the point of a 425.00 foot radius reverse curve to the left; thence Southwesterly 109.55 feet along the arc of said curve through a central angle of  $14^{\circ}46'07''$  to the point of tangency; thence South  $59^{\circ}15'31''$  West 9.59 feet to a point on the West line of said Section 13; thence South  $1^{\circ}05'22''$  West 58.85 feet along said Section line to the point of beginning.

Situate in Washington County, State of Utah.

Subject to easements, restrictions, and rights of way appearing of record or enforceable in law or equity.

Witness the hand(s) of said Grantor(s) this 9 day of October, 2019.

  
SJ Properties Holding, LLC  
by Stephen E. Howcroft, President

  
SJ Properties Holding, LLC  
by James Jessop, Vice President

State of Utah

County of Washington ss 

The foregoing instrument was acknowledged before me this 9 day of October, 2019, by Stephen E. Howcroft, President of SJ Properties Holding, LLC and James Jessop, Vice President of SJ Properties Holding, LLC

Notary Public

My commission expires:

