

5
DOC # 20240037671

Quit Claim Deed Page 1 of 5
Gary Christensen Washington County Recorder
11/26/2024 10:17:51 AM Fee \$ 40.00
By ZUNDEL JONATHAN W



When recorded mail to:
Mail tax notice to:
Nancy Snuffer & Shannon Hodges
216 West 625 North
La Verkin, UT 84745

TAX PARCELS: LV-SPG-2-52 & LV-SPG-1-12

QUIT CLAIM DEED

JEFF GLEN STEVENS AND SHELLEY JEAN STEVENS, HUSBAND AND WIFE AS JOINT TENANTS, Grantor(s).

Hereby **QUIT CLAIMS** to:


NANCY SNUFFER AND SHANNON HODGES, AS JOINT TENANTS, of La Verkin, County of Washington, State of Utah, Grantee(s).

For the sum of TEN AND NO/100 (and other good and valuable considerations) DOLLARS the following described tract of land, located in Washington County, State of Utah.

See Attached Exhibit "A" and Exhibit "B".

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the current year and thereafter.

WITNESS the hand of said grantor the 8th day of November, 2024


JEFF GLEN STEVENS


SHELLEY JEAN STEVENS

STATE OF _____)
) ss.
COUNTY OF _____)

On this ____ day of _____, 20____, personally appeared before me, the undersigned Notary Public in and for said state and county, **JEFF GLEN STEVENS AND SHELLY JEAN STEVENS**, who being by me duly sworn, did prove on the basis of satisfactory evidence to be the persons named in this document, and that they executed the foregoing document.

NOTARY PUBLIC

See attached

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

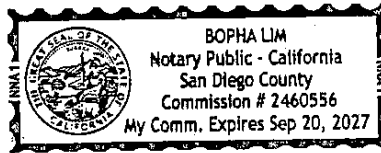
State of California
County of San Diego

On 11/8/2024 before me, Bopha Lim, Notary Public
(insert name and title of the officer)

personally appeared Jeff Glen Stevens, Shelley Jean Stevens
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Bopha Lim (Seal)

EXHIBIT "A" - LEGAL DESCRIPTION

COMMENCING AT THE NORTHEAST CORNER OF SECTION 23, TOWNSHIP 41 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE S00°01'59"E ALONG THE EAST SECTION LINE OF SAID SECTION 23, 500.02 FEET; THENCE N89°30'36"W 128.18 FEET; THENCE S00°14'00"E 8.26 FEET; THENCE S89°46'00"W 40.00 FEET TO THE POINT OF BEGINNING; THENCE S00°14'00"E 28.10 FEET; THENCE S89°46'00"W 55.00 FEET TO THE EAST BOUNDARY LINE OF 220 WEST STREET; THENCE NORTHEASTERLY ALONG SAID BOUNDARY LINE THE FOLLOWING TWO (2) COURSES: NORTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT A DISTANCE OF 29.52 FEET, HAVING A RADIUS OF 25.00 FEET AND A RADIAL BEARING OF N89°46'00"E, THROUGH A CENTRAL ANGLE OF 67°39'17" (LONG CHORD BEARS: N33°35'39"E 27.83 FEET); THENCE NORTHEASTERLY ALONG THE ARC OF A 75.00 FOOT RADIUS REVERSE CURVE TO THE LEFT A DISTANCE OF 11.13 FEET, THROUGH A CENTRAL ANGLE OF 08°30'04", (LONG CHORD BEARS: N63°10'16"E 11.12 FEET); THENCE N89°46'00"E 29.56 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 1343 SQUARE FEET OR 0.031 ACRES.

SAID PARCEL DESCRIPTION IS TO BE ADDED TO LOT 12 OF THE SPANISH GARDENS SUBDIVISION PHASE 1. SAID PARCEL SIZE TO BECOME 6,372 SQUARE FEET OR 0.146 ACRES.

EXHIBIT "B" - MAP

