

LaRae Dillingham  
NSL City  
20 S. Hwy. 89  
NSL UT 84054

2513304  
BK 4968 PG 596

RETURNED  
FEB 24 2010

E 2513304 B 4968 P 596-601  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
02/24/2010 01:48 PM  
FEE \$0.00 Pgs: 6  
DEP RTT REC'D FOR NORTH SALT LAKE  
CITY

**When Recorded, Mail To:**

D. Michael Nielsen, Attorney  
505 South Main Street  
Bountiful, UT 84010

Space Above Line for Recorder's Use Only

Lot Serial #'s: 01-107-0107; 01-107-0108; 01-120-0052; 01-120-0053; 01-037-0024; and  
01-037-0025.

## QUIT CLAIM DEED

THIS QUIT CLAIM DEED is made and executed this 26th day of January, 2010, by and between **EAGLEPOINTE DEVELOPMENT, L.C.**, a Utah limited liability company, **B & E PACE INVESTMENT, L.L.C.**, a Utah limited liability company fka **B & E PACE INVESTMENT CO LTD**, and **EAGLEWOOD DEVELOPMENT, L.L.C.**, a Utah limited liability company (collectively "Grantors"); and, **NORTH SALT LAKE CITY**, a Utah municipal corporation, whose address is 20 South Highway 89, North Salt Lake, UT 84054 ("Grantee"):

WITNESSETH:

THAT the Grantors, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, does hereby QUIT CLAIM to Grantee, the following described real property (the "Property") situated in the County of Davis, State of Utah:

[See Exhibit "A", attached hereto]

DATED as of the date first written above

GRANTORS:

**B & E PACE INVESTMENT, L.L.C.**,  
A Utah limited liability company  
fka **B & E PACE INVESTMENT CO LTD**

By: W. Earl Pace

W. Earl Pace, Its Manager

STATE OF UTAH )  
 : ss.  
COUNTY OF DAVIS )

February  
On this 23rd day of ~~January~~, 2010, personally appeared before me **W. EARL PACE**, who is one of the managers of **B & E PACE INVESTMENT, L.L.C.**, a Utah limited liability company and he acknowledged to me that the foregoing instrument was signed in behalf of said limited liability company, and said **W. EARL PACE** acknowledged to me that said limited liability company executed the same.



Marilyn W. Carr  
Notary Public

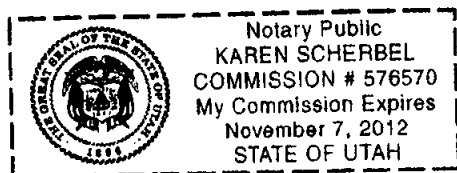
**EAGLEPOINTE DEVELOPMENT L.C.**,  
a Utah limited liability company  
By: Its Manager  
Excel Investment Corporation  
a Utah corporation

By: W. Scott Kjar  
W. Scott Kjar, Its Vice President

STATE OF UTAH )  
 : ss.  
COUNTY OF DAVIS )

On this 26<sup>th</sup> day of January, 2010, personally appeared before me **W. SCOTT KJAR**, and who, being by me duly sworn, says that he is the Vice President of **EXCEL INVESTMENT CORPORATION**, which corporation is the manager of **EAGLEPOINTE DEVELOPMENT, L.C.**, the limited liability company that executed the above and foregoing instrument and that said instrument was signed by him/her by authority of its by-laws, (or by authority of a resolution of its board of directors, as the case may be) in behalf of said corporation in its capacity of manager of said limited liability company.

Karen Scherbel  
Notary Public



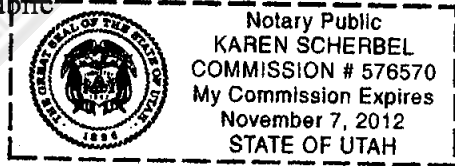
**EAGLEWOOD DEVELOPMENT, L.L.C.,**  
a Utah limited liability company

By: W. Scott Kjar  
W. Scott Kjar, Its Manager

STATE OF UTAH            )  
                                          : ss.  
COUNTY OF DAVIS        )

On this 26<sup>th</sup> day of January, 2010, personally appeared before me **W. SCOTT KJAR**, who is one of the managers of **EAGLEWOOD DEVELOPMENT, L.L.C.**, a Utah limited liability company and he acknowledged to me that the foregoing instrument was signed in behalf of said limited liability company, and said **W. SCOTT KJAR** acknowledged to me that said limited liability company executed the same.

Karen Scherbel  
Notary Public

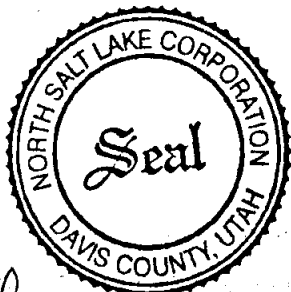


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ACCEPTANCE

The undersigned Grantee, by execution of this Deed, hereby accepts that grant of real property conveyed herein upon the conditions stated in this Deed and Grantee covenants and agrees that the use and ownership of the Property conveyed herein shall be subject to the provisions of the above-referenced use restrictions.

Grantee:



**CITY OF NORTH SALT LAKE,**  
a Utah Municipal Corporation

Attest:

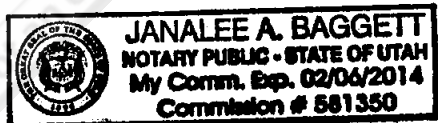
LaRae Dillingham  
LaRae Dillingham, City Recorder

By: Barry Edwards  
Barry Edwards, its City Manager

STATE OF UTAH                    )  
                                              : ss.  
COUNTY OF DAVIS                )

On the 24<sup>th</sup> day of February, 2010, personally appeared before me **BARRY EDWARDS** and **LARAE DILLINGHAM**, the signers of the foregoing instrument, and who, being by me duly sworn, did say, that they are the City Manager and City Recorder, respectively, of the **CITY OF NORTH SALT LAKE**, the Utah municipal corporation described herein, and that they executed the foregoing instrument on behalf of said municipal corporation by authority of its bylaws and a resolution of its Board of Trustees, and **BARRY EDWARDS** and **LARAE DILLINGHAM** acknowledged to me that said municipal corporation executed the same.

IN WITNESS WHEREOF, I have set my hand and official seal on the day and year first above written.



Janalee A Baggett  
Notary Public

Exhibit "A"  
to  
Quit Claim Deed

BEG AT A PT ON THE N'LY LN OF PPTY CONV IN QC DEED RECORDED DEC 21, 2006 AS E# 2229963 BK 4184 PG 696 SD PT BEING S 66°58'01" W 381.93 FT & N 84°44'37" W 868.94 FT & N 75°00'00" E 276.16 FT, & N 89°51'14" W 593.93 FT, M/L, FR THE S 1/4 COR OF SEC 12-T1N-R1W, SLM; SD PT BEING ON THE SW'LY LN OF PPTY CONV AS THE FIRST DESC IN CORRECTIVE SWD RECORDED MARCH 27, 2007 AS ENTRY 2255946 BK 4248 PG 280; & RUN TH N 89°51'14" W 101.90 FT ALG THE SEC LN; TH N 60°00'00" E 54.77 FT TO A PT ON SD SW'LY LN; TH ALG SD LN THE FOLLOWING TWO (2) CALLS (1) S 51°57'52" E 6.63 FT; (2) TH S 63°15'21" E 52.50 FT, M/L, TO THE POB.  
CONT. 0.03 ACRES. (01-107-0107)

Also the following parcel:

BEG AT A PT WH IS S 89°51'14" E 989.25 FT ALG THE 1/4 SEC LN & N 0°34'09" E 63.38 FT FR THE SW 1/4 COR OF SEC 12-T1N-R1W, SLM; & RUN TH N 51°57'52" W 1.58 FT; TH S 28.78 FT; TH S 30°00'00" E 29.29 FT; TH N 60°00'00" E 38.25 FT TO THE W'LY LN OF EAGLEPOINTE ESTATES PH 13, TH N 51°57'52" W 64.42 FT ALG SD LN TO POB.  
CONT. 0.029 ACRES. (01-107-0108)

Also the following parcel:

BEG AT A PT S 89°51'14" E 986.33 FT FR THE NW COR OF SEC 13-T1N-R1W, SLB&M, & RUN TH S 89°51'14" E 101.90 FT, M/L, TO A PT ON THE SW'LY LN OF PPTY CONV AS THE FIRST DESC IN CORRECTIVE SWD RECORDED MARCH 27, 2007 AS ENTRY 2255946 BK 4248 PG 280; TH ALG SD LN S 63°15'21" E 24.02 FT; TH SW'LY 60.75 FT ALG THE ARC OF A 325.00 FT RAD CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 10°42'37" (CHORD BEARS S 37°38'45" W 60.66 FT); TH N 61°12'50" W 72.41 FT; TH N 42°36'14" W 32.64 FT TO THE POB.  
CONT 0.1191 ACRES. (01-120-0052)

Also the following parcel:

BEG AT A PT S 89°51'14" E 986.33 FT & S 89°51'14" E 696.09 FT, M/L, TO A PT ON THE N'LY LN OF PPTY CONV IN QC DEED RECORDED DEC 21, 2006 AS ENTRY 2229963 BK 4184 PG 696 & S 75°00'00" W 172.46 FT, M/L, TO A PT ON A S'LY BNDRY LN OF PPTY CONV AS THE FIRST DESC IN CORRECTIVE SWD RECORDED MARCH 27, 2007 AS ENTRY 2255946 BK



4248 PG 280 FR THE NW COR OF SEC 13-T1N-R1W, SLM, & RUN TH ALG SD LN S  $75^{\circ}00'00''$  W 103.70 FT; TH S  $84^{\circ}44'37''$  E 271.07 FT; TH S  $78^{\circ}56'34''$  W 359.27 FT; TH N  $66^{\circ}50'58''$  W 229.79 FT; TH NE'LY 60.06 FT ALG THE ARC OF A 275.00 FT RAD CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF  $12^{\circ}30'47''$  (CHORD BEARS N  $40^{\circ}33'23''$  E 59.94 FT); TH S  $66^{\circ}50'58''$  E 92.44 FT; TH N  $69^{\circ}52'43''$  E 51.78 FT; TH N  $88^{\circ}56'53''$  E 224.79 FT TO THE POB.  
 CONT 0.82 ACRES. (01-120-0053)

Also the following Parcel

Beginning that the Northwest Corner of Lot 101 of Eaglewood Cove Subdivision Phase 1 which is the Sixteenth Section Corner which point is N $1^{\circ}17'45''$ W 1,321.03 ft. along the Section Line from the Southwest Corner of Section 7, T.1N., R.1E., S.L.B. & M. and running thence N $88^{\circ}59'52''$ E 29.95 ft. along the North Boundary of said Lot 101; thence N $32^{\circ}07'49''$ W 58.43 ft. along the West Boundary of Eaglewood Loop Road (a 60 ft. wide Road); thence S $1^{\circ}17'45''$ E 50.02 ft. along said section Line to the point of beginning.  
 Containing 749 square feet. (01-037-0024)

Also the following Property:

Beginning at the Northwest Corner of Lot 126 of Eaglewood Cove Subdivision Phase 1 which point is N $1^{\circ}17'45''$ W 1,321.03 ft. along the Section Line and N $88^{\circ}59'52''$ E 100.05 ft. from the Southwest Corner of Section 7, T.1N., R.1E., S.L.B. and M. and running thence along the East Boundary of Eaglewood Loop Road (a 60 ft. wide Road) in the following three courses: (i) N $32^{\circ}07'49''$ W 98.10 ft., (ii) Northwesterly 68.49 ft. along the arc of a 220.00 ft. radius curve to the right through a central angle of  $17^{\circ}50'14''$  (chord bears N $23^{\circ}12'42''$ W 68.21 ft.), (iii) Northwesterly 111.69 ft. along the arc of a 280.00 ft. radius curve to the left through a central angle of  $22^{\circ}51'20''$  (chord bears N $25^{\circ}43'15''$ W 110.95 ft.); thence along the boundary of Parcel #6 of the North Salt Lake City Golf Course Property in the following three courses: (i) S $50^{\circ}54'34''$ E 53.84 ft., (ii) Southeasterly 189.34 ft. along the arc of a 225.00 ft. radius curve to the right through a central angle of  $48^{\circ}12'55''$  (chord bears S $26^{\circ}48'06''$ E 183.80 ft.), (iii) Southeasterly 48.30 ft. along the arc of a 225.00 ft. radius curve to the left through a central angle of  $12^{\circ}18'01''$  (chord bears S $8^{\circ}50'39''$ E 48.21 ft.); thence S $88^{\circ}59'52''$ W 4.87 ft. along the North Boundary of said Lot 126 to the point of beginning.  
 Containing 7,915 square feet. (01-037-0025)