MACA Supply Company Clair Anderson 635 West 1200 North Orem, Utah 84507

## 2615

## WARRANTY DEED

Springville City, a municipality of the State of Utah, with its principal office at 50 South Main Street, Springville, Utah, Grantor, hereby conveys and warrants to Maca Supply Co. Inc., a corporation, Grantee, for the sum of Fifteen Thousand Fifty Dollars (\$15,050.00) the following described parcel of land located within Springville City Industrial Park in Springville, Utah County, State of Utah:

Beginning at a point on the South right-of-way line of the Industrial Parkway road which is South 1401.67 feet and West 1763.12 feet from the South quarter corner of Section 20, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence North 82°26'59" West 319.0 feet along the South right-of-way line of the Industrial Parkway road; thence South 7°33'01" West 383.91 feet to the intersection with a fence line, which fence line is the South boundary line of the Springville Industrial Park; thence South 73°13'39" East along said fence line 323.17 feet; thence North 7°33'01" East 435.70 feet to the point of beginning. Containing 3.01 acres.

Reserving to Grantor, however, a public utility easement 20 feet wide on the southerly edge of said parcel and a public utility easement 15 feet wide on the easterly edge of said parcel. Basis of bearing is occupying the South quarter corner of Section 20 and backsiting Spanish Fork Peak with a bearing of South 37°07'00" East.

Subject, however, to the protective covenants adopted by Springville City on October 5, 1976, and recorded October 7, 1976, as Entry #26007 in Book 1504, Pages 87 through 95, of the records of the Utah County Recorder; and as corrected December 20, 1977, and recorded May 4, 1978, as Entry #17026 in Book 1643, Pages 177 through 178, of the records of the Utah County Recorder; and also subject to rights-of-way and easements of record or which are visible on inspection of the premises.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed by its duly authorized officers this day of July, 1983.

By: Brent Haymond Mayor

Verl Saballin, City Recorder

On this day of found 100, 1983, personally appeared before me J. Brent Haymond and Verl S. Dallin, who being each duly sworn, say that they are the Mayor and City Recorder respectively, of Springville City, a municipality of the State of Utah, and that the foregoing Warranty Deed was signed on behalf of Springville City by authority of a resolution of the City Council, and each duly acknowledged to me that they executed the same on behalf of the City.

Commission Expires:

COUNTY- OF UTAH

Residing at: Springfulle, Illan

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UTAH COUNTY/ COOPER PR. ABS NO. 1877

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