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BLAGRE- BOUNDARY LINE AGREEMENT

Rashelle Hobbs, Recorder, Salt Lake County, Utah

Return To: FIRST AMERICAN TITLE INSURANCE COMPANY - NCS SA
215 S STATE ST STE 380 SALT LAKE CITY, UT 841112371

When recorded send to:

Kurt L. Larsen and B. Dawn Larsen,
Trustees

1559 Tomahawk Drive

Salt Lake City, Utah 84103

BOUNDARY LINE ADJUSTMENT AND QUIT CLAIM DEED

This Boundary Line Adjustment and Quit Claim Deed is made and entered into to be effective as of the 18th day of March, 2022 by and between **B. Dawn Larsen and Kurt L. Larsen, Trustees of The B. Dawn Larsen Revocable Trust, dated October 1, 2001, as Amended and Restated effective July 2, 2012, as to a one-half undivided interest, and Kurt L. Larsen and B. Dawn Larsen, Trustees of the Kurt L. Larsen Revocable Trust, dated October 1, 2001, as Amended and Restated effective July 2, 2012, as to a one-half undivided interest, (hereinafter referred as B. Dawn Larsen and Kurt L. Larsen) and University of Utah, a body politic and corporate of the State of Utah.**

RECITALS

WHEREAS, **B. Dawn Larsen and Kurt L. Larsen** is the owner in fee simple of the following described parcel of real property:

Lot 2, AMENDED LOTS 2 AND 3 OF ARLINGTON HILLS PLAT "H", according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder.

LESS AND EXCEPTING therefrom all oil, coal and other minerals within or underlying that portion of the first above described land lying within Section 33, Township 1 North, Range 1 East, Salt Lake Base and Meridian, as excepted and reserved by Union Pacific Railroad Company in instrument recorded December 11, 1912 as Entry No. 303301 in Book 8U of Deeds at Page 421.

(Tax ID No. 09-33-202-026); and

WHEREAS, **University of Utah**, is the owner in fee simple of the following described parcel of real property:

BEG 478.95 FT E FR N 1/4 COR SEC 33, T 1N, R 1E, S L M; E 2161.05 FT; S 1589.13 FT; S 89°58'03" W 1825.9 FT; N 0°01' 57" W 185.7 FT; S 89°58'03" W 405 FT; N'LY ALG CURVE TO R 321.86 FT; NW'LY ALG CURVE TO L 308.64 FT; N 68°10' E 50.02 FT; NW'LY ALG CURVE TO L 139 FT; N 8° E 654.92 FT TO BEG. 79.08 AC M OR L. 5204-1028

(Tax ID No. 09-33-202-020); and

The East 1/2 of the Southeast 1/4 of Section 28, Township 1 North, Range 1 East, Salt Lake Base and Meridian

(Tax ID No. 09-28-400-002-1002); and

WHEREAS, **B. Dawn Larsen and Kurt L. Larsen and University of Utah** mutually desire to adjust the common boundary lines between said parcels in accordance with Section 10-9a-523 of the Utah Code.

AGREEMENT

NOW THEREFORE, in consideration of the above premises, and for other good and valuable consideration, the sufficiency and receipt of which is hereby acknowledged, and for the purpose of adjusting the common legal and physical boundary lines between the parcels described herein, it is mutually agreed as follows:

1. It is hereby agreed that the "Lot 2 Adjusted Parcel" be described as follows:

Lot 2 Adjusted Parcel (Tax ID No. 09-33-202:026): All of Lot 2, AMENDED LOTS 2 AND 3 OF ARLINGTON HILLS PLAT "H", according to the official plat thereof on file and of record in the office of the Salt Lake County Recorder.

LESS AND EXCEPTING therefrom all oil, coal and other minerals within or underlying that portion of the first above described land lying within Section 33, Township 1 North, Range 1 East, Salt Lake Base and Meridian, as excepted and reserved by Union Pacific Railroad Company in instrument recorded December 11, 1912 as Entry No. 303301 in Book 8U of Deeds at Page 421.

Together with

BEGINNING AT A POINT SOUTH 774.64 FEET, WEST 841.05 FEET AND S 8°00'00" W 422.17 FEET FROM THE NORTHEAST CORNER OF LOT 2, AMENDED LOTS 2 AND 3 OF ARLINGTON HILLS PLAT "H", RECORDED AND ON FILE IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, STATE OF UTAH, AND RUNNING THENCE S 10°53'56" E 189.32 FEET; THENCE S 52°02'33" W 80.93 FEET TO A POINT ON A 480.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT WHICH RADIUS BEARS S 50°47'09" W; THENCE 6.85 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°49'05"; THENCE N 8°00'00" E 232.67 FEET TO THE POINT OF BEGINNING.

CONTAINS 7,411 SQ. FT. OR 0.17 ACRE

This property is an extension of the "transition area as shown on Amended Lots 2 and 3, of Arlington Hills Plat H" and is not increasing the buildable area of the lot.

No Water Rights will be transferred with this property.

Less and Excepting

BEGINNING AT THE NORTHEAST CORNER OF LOT 2, AMENDED LOTS 2 AND 3 OF ARLINGTON HILLS PLAT "H", RECORDED AND ON FILE IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, STATE OF UTAH, AND RUNNING THENCE SOUTH 774.64 FEET; THENCE WEST 285.39 FEET; THENCE NORTH 774.64 FEET; THENCE EAST 285.39 FEET TO THE POINT OF BEGINNING.

CONTAINS 221,075 SQ. FT. OR 5.075 ACRES

No Water Rights will be transferred with this property.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2018 and thereafter.

2. It is hereby agreed that the "Parcel ID No. 09-28-400-002-1002" be described as follows:

The East 1/2 of the Southeast 1/4 of Section 28, Township 1 North, Range 1 East, Salt Lake Base and Meridian

Together with

BEGINNING AT THE NORTHEAST CORNER OF LOT 2, AMENDED LOTS 2 AND 3 OF ARLINGTON HILLS PLAT "H", RECORDED AND ON FILE IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, STATE OF UTAH, AND RUNNING THENCE SOUTH 774.64 FEET; THENCE WEST 285.39 FEET; THENCE NORTH 774.64 FEET; THENCE EAST 285.39 FEET TO THE POINT OF BEGINNING.

CONTAINS 221,075 SQ. FT. OR 5.07 ACRES

No Water Rights will be transferred with this property.

3. It is hereby agreed that the "Parcel ID No. 09-33-202-020" be described as follows:

BEGINNING AT A POINT 478.95 FEET EAST FROM THE NORTH 1/4 CORNER SECTION 33, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE EAST 2161.05 FEET; THENCE SOUTH 1589.13 FEET; THENCE S 89°58'03" W 1825.90 FEET; THENCE N 0°01' 57" W 185.70 FEET; S 89°58'03" W 404.98 FEET, TO A POINT ON A 675.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS N 80°10'41" E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 321.92 FEET THROUGH A CENTRAL ANGLE OF 27°19'30", TO A POINT ON A 430.00 FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 309.62 FEET THROUGH A CENTRAL ANGLE 41°15'18"; THENCE N 66°15'06" E 50.00 FEET, TO A POINT ON A 480.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, WITH A RADIUS WHICH BEARS S 66°14'54" W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 129.54 FEET THROUGH A CENTRAL ANGLE 15°27'45"; THENCE N 52°02'33" E 80.93 FEET; THENCE N 10°53'56" W 189.32 FEET; THENCE N 8° E 422.17 FEET, TO THE POINT OF BEGINNING.

CONTAINING 78.91 ACRES MORE OR LESS

No Water Rights will be transferred with this property.

Witness, the hand(s) of said Grantor(s), this 17th day of March, 2022

The B. Dawn Larsen Revocable Trust, dated October 1, 2001, as Amended and Restated effective July 2, 2012

B. Dawn Larsen
B. Dawn Larsen, Trustee

Kurt L. Larsen
Kurt L. Larsen, Trustee

The Kurt L. Larsen Revocable Trust, dated October 1, 2001, as Amended and Restated effective July 2, 2012

B. Dawn Larsen
B. Dawn Larsen, Trustee

Kurt L. Larsen
Kurt L. Larsen, Trustee

STATE of Utah)

County of Salt Lake) ss.

On March 17, 2022, before me, the undersigned Notary Public, personally appeared B. Dawn Larsen and Kurt L. Larsen, Trustees of The B. Dawn Larsen Revocable Trust, dated October 1, 2001, as Amended and Restated effective July 2, 2012, as to a one-half undivided interest, and Kurt L. Larsen and B. Dawn Larsen, Trustees of the Kurt L. Larsen Revocable Trust, dated October 1, 2001, as Amended and Restated effective July 2, 2012, as to a one-half undivided interest, personally known to me (or 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 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.

WITNESS my hand and official seal.

My Commission expires: 3/17/2025



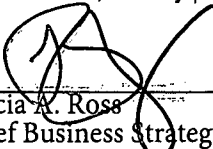
[SEAL]

Cathy C. Prestwich
Notary Public

This property is an extension of the "transition area as shown on Amended Lots 2 and 3 of Arlington Hills Plat H, Official records" and is not increasing the buildable area of the lot.

Witness, the hand(s) of said Grantor(s), this 25th day of January, 2022

University of Utah, a body politic and corporate of the State of Utah, which acquired title as University of Utah


By: Patricia A. Ross
Title: Chief Business Strategy Officer

STATE
of

Utah)

County
of

Salt Lake)
)ss.

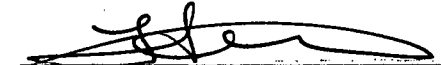


On January 25, 2022, before me, the undersigned Notary Public, personally appeared Patricia A. Ross, who is the Chief Business Strategy Officer of University of Utah, a body politic and corporate of the State of Utah, personally known to me (or proved to me on the basis of satisfactory evidence) to be 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 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.

WITNESS my hand and official seal.

My Commission expires: 5/3/2022

[SEAL]


Notary Public