



Order No. 85277-20
Mail to:
Jesse Conway
3302 N. Main Street
Spanish Fork, UT 84660

QUIT-CLAIM DEED

Dane Kay, James Salisbury, Robert Steven Petersen, Scott D. Petersen, and Maple Mountain Land, LLC
grantor of Pleasant Grove, UT 84660 County of Utah State of Utah, hereby QUIT-CLAIM to **Maple Mountain Land, LLC, a Utah limited liability company**
grantee of **3302 N. Main Street, Spanish Fork, UT 84660**

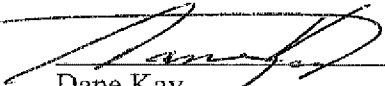
for the sum of Ten Dollars and other good and Valuable considerations
the following described tract(s) of land in Utah County, State of Utah;

See Attached Schedule "A"

SUBJECT TO easements, rights of way and restrictions of record.

TAX SERIAL NO.:
27-037-0088 & 27-037-0089

Witness the hand of said grantor , this 16th day of April, 2020.



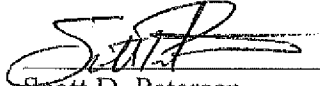
Dane Kay



James Salisbury



Robert Steven Petersen



Scott D. Petersen

Maple Mountain Land, LLC, a Limited Liability Company

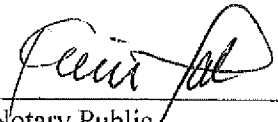


By:

STATE OF UTAH
COUNTY OF UTAH

On this 16th day of April, 2020, before me Kevin Pinder, a notary public, personally appeared Dane Kay, James Salisbury, Robert Steven Petersen, and Scott D. Petersen and James Veates of Maple Mountain Land, LLC, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged he/she/they executed the same.

Witness my hand and official seal



Notary Public



Exhibit "A"

Beginning at a fence corner on the East line of a county road, said point being North 1376.20 feet and East 10.69 feet, according to the Utah Coordinate Bearings, Central Zone, from the West quarter corner of Section 27, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence along a fence on the East line of said county road all of the following courses: South $00^{\circ}17'25''$ East 1006.69 feet; thence South $00^{\circ}37'02''$ East 436.23 feet; thence South $05^{\circ}26'$ East 401.31 feet; thence South $00^{\circ}49'$ East 126.00 feet to the North right of way fence of the Denver and Rio Grande Railroad; thence along said railroad right of way fence the following courses: South $55^{\circ}04'48''$ East 698.03 feet; thence along a 3487.87 foot radius curve to the right 1212.55 feet, the chord to said curve bears South $45^{\circ}07'14''$ East 1206.49 feet, the degree of curve on the railroad center line being $01^{\circ}40'$; thence parting from said fence East 486.35 feet to the West right of way fence of the Denver & Rio Grande Railroad; thence along said railroad right of way fence on all of the following courses: North $03^{\circ}40'40''$ West 386.06 feet; thence along a 5694.65 foot radius curve to the left 2418.22 feet the chord to said curve bears North $15^{\circ}43'23''$ West 2400.04 feet, the degree of curve at the railroad center line is 1; thence North $28^{\circ}00'28''$ West 606.12 feet to a fence intersection; thence South $89^{\circ}21'05''$ West along a fence 1003.49 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM any portion lying within the Southwest quarter of Section 27, Township 8 South, Range 3 East, Salt Lake Base and Meridian.

ALSO LESS AND EXCEPTING THEREFROM any portion within the bounds of the following Utah Power and Light property:

Beginning at the West boundary line of the Grantor's land which is the West one quarter corner of Section 27, Township 8 South, Range 3 East, Salt Lake Base and Meridian and running thence North 743.03 feet along said section line; thence South $28^{\circ}14'$ East 839 feet, more or less; thence East 350 feet, more or less, to a ditch; thence Southwesterly 328 feet, more or less, along said ditch; thence South $28^{\circ}14'$ East 70 feet, more or less; thence North $89^{\circ}46'$ East 1173.57 feet to the East boundary line of said Grantor's land; thence South $14^{\circ}30'$ East 123.82 feet along said East boundary line; thence South $89^{\circ}46'$ West 1276.19 feet; thence North $28^{\circ}14'$ West 475.87 feet; thence West 258.72 feet to the point of beginning. ALSO LESS AND EXCEPTING THEREFROM any portion within the bounds of any railroad right of ways and any streets or highways.

ALSO LESS AND EXCEPTING THEREFROM the following:

Beginning at a point located North 1,376.20 feet and East 10.69 feet from the West quarter corner of Section 27, Township 8 South, Range 3 East, Salt Lake Base and Meridian (basis of bearing: North $00^{\circ}12'09''$ West along the section line from the West quarter corner to the Northwest corner of said Section 27); thence South $00^{\circ}17'25''$ East 600.39 feet; thence South $28^{\circ}26'09''$ East 406.23 feet; thence East 1,298.23 feet to the Westerly line of the Union Pacific Railroad; thence along said railroad the following 2 (two) courses: Northwesterly along the arc of a 5,694.65 foot radius nontangent curve (radius bears: South $66^{\circ}56'53''$ West) 480.67 feet through a central angle of $04^{\circ}50'10''$ (chord: North $25^{\circ}28'12''$ West 480.53 feet); thence North $28^{\circ}00'28''$ West 606.12 feet; thence South $89^{\circ}21'05''$ West 1,003.49 feet to the point of beginning.

TOGETHER WITH two sixty-six (66) foot wide right of ways over and across the above described Utah Power & Light property, the locations of which are to be determined at a later date, as reserved in that Warranty Deed dated June 15, 1978 and recorded June 21, 1978 in Book 1657 at Page 136 as Entry No. 24369.