

ENT 110476 : 2022 PG 1 of 5
Andrea Allen
Utah County Recorder
2022 Oct 17 04:24 PM FEE 40.00 BY MG
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED

Return to:
Cottonwood Title Insurance Agency, Inc.
1996 E. 6400 S., Suite 120
Salt Lake City, UT 84121

Parcel Nos. 24:053:0057, 24:053:0055, 24:053:0030

158596-0MM

TERMINATION AND RELEASE OF EASEMENT

Reference is made to that certain Warranty Deed recorded February 17, 1983 as Entry No. 4525 in Book 2030 at Page 663 of official records of the Salt Lake County Recorder (the “**Warranty Deed**”). The Warranty Deed disclosed a certain Right-of-Way as described in Exhibit 1 attached hereto (the “**Easement**”).

The undersigned owner (the “**Owner**”) owns the real property described in Exhibit 2 attached hereto that is or was benefitted and/or burdened by the Easement.

The Owner has have no ongoing need for the Easement and desires now to terminate and release the Easement.

Accordingly, the Owner hereby fully terminates and releases the Easement.

Dated this 17th day of October, 2022.

(Signature page and acknowledgments follow)

OWNER:

GARDNER - VBP SF PROPERTY OWNER, LP,
a Delaware limited partnership

By: Gardner - VBP SF GP, LLC,
a Delaware limited liability company
Its: General Partner

By: Gardner-VBP Spanish Fork, LP,
a Delaware limited partnership
Its: Manager

By: Gardner Spanish Fork GP, L.C.,
a Utah limited liability company
Its: General Partner

By: KC Gardner Company, L.C.,
a Utah limited liability
company
Its: Manager

By: 
Name: Christian Gardner
Title: Manager

By: Industrial Park SF, LP,
a Delaware limited partnership
Its: General Partner

By: VBP Spanish Fork, LLC,
a Delaware limited liability
company
Its: General Partner

By: 
Name: Jeff Grasso
Title: Manager

(Acknowledgments follow)

STATE OF UTAH

COUNTY OF SALT LAKE

On the 17 day of October, 2022, before me, the undersigned officer, a Notary Public, personally appeared Christian K. Gardner, who acknowledged himself to be a manager of KC Gardner Company, L.C., a Utah limited liability company, the manager of Gardner Spanish Fork GP, L.C., a Utah limited liability company, a general partner of Gardner - VBP Spanish Fork, LP, a Delaware limited partnership, the manager of Gardner - VBP SF GP, LLC, a Delaware limited liability company, the general partner of Gardner - VBP SF Property Owner, LP, a Delaware limited partnership, and that as such he, being authorized to do so, executed the foregoing instrument for the purposes therein contained on behalf of such limited partnership.

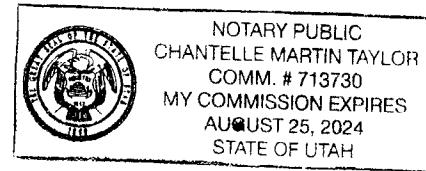
IN WITNESS WHEREOF, I herunto set my hand and official seal.

Chanelle Martin Taylor
NOTARY PUBLIC

My Commission Expires:

DB 25 2024

STATE OF UTAH



COUNTY OF SALT LAKE

On the 17 day of October, 2022, before me, the undersigned officer, a Notary Public, personally appeared Jeff Grasso, who acknowledged himself to be the manager of VBP Spanish Fork, LLC, a Delaware limited liability company, the general partner of Industrial Park SF, LP, a Delaware limited partnership, a general partner of Gardner - VBP Spanish Fork, LP, a Delaware limited partnership, the manager of Gardner - VBP SF GP, LLC, a Delaware limited liability company, the general partner of Gardner - VBP SF Property Owner, LP, a Delaware limited partnership, and that as such he, being authorized to do so, executed the foregoing instrument for the purposes therein contained on behalf of such limited partnership.

IN WITNESS WHEREOF, I herunto set my hand and official seal.

Chanelle Martin Taylor
NOTARY PUBLIC

My Commission Expires:

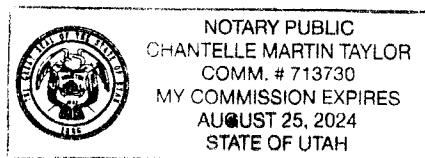
DB 25 2024

Exhibit 1
(The Easement)

4525
WARRANTY DEED

Grantor, of Spanish Fork, Utah County, Utah
hereby CONVEY AND WARRANT to JOHN M. DAVIS and JANICE B. DAVIS, his wife,
as joint tenants with full rights of survivorship and not as tenants in common

Grantee, of 60 EAST 800 NORTH SPANISH FORK UTAH UTAH
for the sum of Ten Dollars and other good and valuable considerations DOLLARS
the following described tract of land in Utah County, Utah
State of Utah, to-wit:

Commencing South 693.26 feet and East 511.6 feet from the Northwest Corner of
Section 13, Township 8 South, Range 2 East, Salt Lake Base and Meridian; thence
South 35' West 335.51 feet; thence South 1036.2 feet; thence South 53 Deg. 40' West
449.17 feet; thence North 89 Deg. 30' West 66.17 feet; thence North 1637.24 feet;
thence East 431.42 feet to the place of beginning; 15 acres N. or L.

Subject to a Right-of-Way Described as follows:
Commencing South 693.26 feet and East 80.18 feet from the Northwest Corner of
Section 13, Township 8 South, Range 2 East, Salt Lake Base and Meridian; thence
South 1637.2405 feet; thence North 89 Deg. 30' West 16.5006 feet; thence North
1637.0965 feet; thence East 16.5 feet to the place of beginning.-

Also 5 acre ft. of strawberry water.
15 squares of old field water.

WITNESS THE HANDS of said Grantor, this Seventeenth day of
December, A. D. 1960.

Signed in the presence of

James H. Hull

Merrill H. Davis
Janice B. Davis

STATE OF UTAH

County of UTAH

On the Seventeenth day of December, A. D. 1960, personally appeared
before me, a Notary Public in and for the State of Utah,

MERRILL H. DAVIS and FERN DAVIS, his wife,
the owner/s of the above instrument, who duly acknowledged to me that they executed the same.

NOTARY PUBLIC

My commission expires April 21, 1962. Residing at Spanish Fork, Utah

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Exhibit 2
(Owner's Property)

PARCEL 6:

Commencing South 369.6 feet from the Northeast Corner of Section 14, Township 8 South, Range 2 East, Salt Lake Base and Meridian; thence South 89°20' East 7.74 chains; thence South 322.73 feet; thence West 816.5 feet; thence North 01°45' West 16.85 feet; thence North 00°45' East 3.63 chains; thence North 00°30' East 1.07 chains; thence North 89°30' East 4.51 chains to place of beginning.

PARCEL 12:

Commencing East 18.82 feet and South 2067.06 feet from the Northwest corner of Section 13, Township 8 South, Range 2 East, Salt Lake Base and Meridian; thence North 00°45'04" East 42.70 feet; thence North 00°05'25" West 315.61 feet; thence West 333.65 feet; thence North 43°19'38" East 33.60 feet; thence North 01°45'00" West 985.69 feet; thence North 89°10'04" East 402.04 feet; thence South 1003.14 feet; thence South 00°29'41" East 371.25 feet; thence North 89°30'00" West 64.57 feet to the point of beginning.

PARCEL 13:

Commencing North 4.71 chains and West 115.5 feet from the Southeast corner of the Northeast Quarter of Section 14, Township 8 South, Range 2 East, Salt Lake Base and Meridian; thence North 0°30' East 330 feet; thence East 131.5 feet; thence North 4.78 chains; thence West 333.65 feet; thence South 1° West 9.78 chains; thence East 210.54 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM the following:

Commencing East 108.18 feet and South 2352.13 feet from the Northwest corner of Section 13, Township 8 South, Range 2 East, Salt Lake Base and Meridian, and running thence South 89°32'45" West 223.69 feet; thence North 00°30'00" East 288.00 feet; thence South 89°30'00" East 256.00 feet; thence South 01°07'56" East 45.68 feet; thence South 49°59'42" West 50.27 feet; thence South 00°46'25" East 206.01 feet to the point of beginning.