

When Recorded, Mail To:
Provo City Corporation
351 West Center
Provo, Utah 84601
Order No. 53350



ENT 112963:2012 PG 1 of 5
JEFFERY SMITH
UTAH COUNTY RECORDER
2012 Dec 21 3:20 pm FEE 0.00 BY SW
RECORDED FOR PROVO CITY CORPORATION

WARRANTY DEED

DOUGLAS HALLADAY, SUCCESSOR TRUSTEE OF THE B. F. HALLADAY 1987 TRUST DATED
SEPTEMBER 21, 1987, grantor

Of Provo, County of Utah, State of Utah, hereby CONVEY(S) AND WARRANT(S) to

PROVO CITY CORPORATION

of 351 West Center, Provo, Utah 84601 grantee

for the sum of
TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS the following
described tract of land in Utah County, State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO, INCORPORATED HEREIN AND MADE A PART HEREOF
FOR LEGAL DESCRIPTIONS.

Subject to reservations, restrictions, covenants, easements and rights of ways of record, visible by
inspection or otherwise.

Witness the hand of said grantor this 21st day of December, A.D. 2012

Signed in the presence of

Douglas Halladay
DOUGLAS HALLADAY, Successor Trustee

STATE OF UTAH)
COUNTY OF UTAH) ss.

On the 21st day of December, A.D. 2012 personally appeared before me, DOUGLAS HALLADAY,
SUCCESSOR TRUSTEE OF THE B. F. HALLADAY 1987 TRUST, DATED SEPTEMBER 21, 1987, the signer of
the foregoing instrument, who duly acknowledged to me that he executed the same in behalf of said
Trust.

My Commission Expires:
Address:

Janice G. Chamberlain
Notary Public

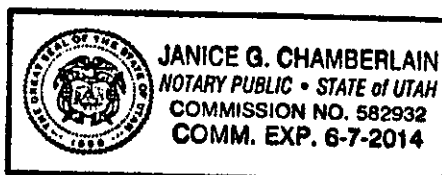


EXHIBIT "A"

LEGAL DESCRIPTION

Partial Fee Acquisition 1 (West side of Lakeshore Drive)

A twelve foot wide strip of land, the East line of which is coincident with the West Right of Way of Lakeshore Drive through the lands of the Bert F. Halladay Trust. This description also includes the Southern bank and the Southern portion of Provo River in the vicinity of Lakeshore Drive. Beginning at a point near the middle of Provo River as described in the older deeds of the Bert F. Halladay land holdings. The point of beginning is North 3065.29 feet and East 444.87 feet from a Utah County monument marking the location of the Southwest Corner of Section 3, Township 7 South, Range 2 East, Salt Lake Base and Meridian; thence South 43° 28' 30" West for a distance of 322.22 feet leaving the center of the river; thence along a curve to the left having a radius of 678.00 feet and an arc length of 41.69 feet, being subtended by a chord of South 41° 42' 49" West for a distance of 41.68 feet; thence South 50° 02' 52" East for a distance of 12.00 feet to the West Right of Way of said Lakeshore Drive; thence along a curve to the right having a radius of 666.00 feet and an arc length of 40.95 feet, being subtended by a chord of North 41° 42' 49" East for a distance of 40.94 feet along said West line for this course and the next course; thence North 43° 28' 30" East for a distance of 274.19 feet to the South bank of Provo River; thence South 49° 00' 00" East for a distance of 66.06 feet along said river bank to the East Right of Way line of Lakeshore Drive; thence North 43° 28' 30" East for a distance of 48.55 feet to the middle of Provo River as described in the older deeds of the Bert F. Halladay land holdings; thence North 49° 00' 00" West for a distance of 78.07 feet along the middle of the river to the point of beginning. Together with and subject to covenants, easements, and restrictions of record.

Partial Fee Acquisition 2 (East side of Lakeshore Drive)

An eight foot wide strip of land, the West line of which is coincident with the East Right of Way of Lakeshore Drive through the lands of the Bert F. Halladay Trust. Beginning at a point near the middle of Provo River as described in the older deeds of the Bert F. Halladay land holdings. The point of beginning is North 3008.81 feet and East 509.83 feet from a Utah County monument marking the location of the Southwest Corner of Section 3, Township 7 South, Range 2 East, Salt Lake Base and Meridian; thence North 49° 00' 00" West for a distance of 8.01 feet along the middle of Provo River to the East Right of Way of said Lakeshore Drive; thence South 43° 28' 30" West for a distance of 325.59 feet along the East Right of Way line for this course and the next course; thence along a curve to the left having a radius of 600.00 feet and an arc length of 36.89 feet, being subtended by a chord of South 41° 42' 49" West for a distance of 36.88 feet; thence South 50° 02' 52" East for a distance of 8.00 feet leaving the Right of Way line; thence along a curve to the right having a radius of 592.00 feet and an arc length of 36.40 feet, being subtended by a chord of North 41° 42' 49" East for a distance of 36.39 feet; thence North 43° 28' 30" East for a distance of 325.93 feet to the point of beginning. Together with and subject to covenants, easements, and restrictions of record.

Continued.

LEGAL DESCRIPTION - Continued.

Perpetual Easement 1 (East Side of Lakeshore Drive)

The revision of a Perpetual Easement situated East of Lakeshore Drive. An eight foot wide strip of land, the West line of which is coincident with the East Right of Way of Lakeshore Drive through the lands of the Bert F. Halladay Trust. Beginning at a point on the East Right of Way of Lakeshore Drive, said point is on Grantors South deed line. The point of beginning is North 1572.74 feet and East 94.70 feet from a Utah County monument marking the location of the Southwest Corner of Section 3, Township 7 South, Range 2 East, Salt Lake Base and Meridian; thence North $01^{\circ} 28' 00''$ East for a distance of 807.85 feet along the East Right of Way line of Lakeshore Drive for this course and the next course; thence along a curve to the right having a radius of 600.00 feet and an arc length of 403.02 feet, being subtended by a chord of North $20^{\circ} 42' 34''$ East for a distance of 395.49 feet; thence South $50^{\circ} 02' 52''$ East for a distance of 8.00 feet leaving the Right of Way line; thence along a curve to the left having a radius of 592.00 feet an arc length of 397.65 feet, being subtended by a chord of South $20^{\circ} 42' 34''$ West for a distance of 390.21 feet; thence South $01^{\circ} 28' 00''$ West for a distance of 811.11 feet to Grantors South deed line; thence North $66^{\circ} 23' 25''$ West for a distance of 8.64 feet to the point of beginning. Together with and subject to covenants, easements, and restrictions of record.

Perpetual Easement 2 (Northeast Side of Lakeshore Drive)

The revision of a Perpetual Easement along the South bank and the Southern portion of Provo River, the easement is situated East of Lakeshore Drive. Beginning at a point near the middle of Provo River as described in the older deeds of the Bert F. Halladay land holdings. The point of beginning is North 3008.81 feet and East 509.83 feet from a Utah County monument marking the location of the Southwest Corner of Section 3, Township 7 South, Range 2 East, Salt Lake Base and Meridian; thence South $49^{\circ} 00' 00''$ East for a distance of 3.77 feet along the center of Provo River; thence South $16^{\circ} 40' 00''$ East for a distance of 105.76 feet leaving the center of the river along the prolongation of Grantors deed line; thence North $49^{\circ} 00' 00''$ West for a distance of 95.58 feet to the East line of an additional 8 foot wide strip of land for the widening of Lakeshore Drive Right of Way; thence North $43^{\circ} 28' 30''$ East for a distance of 56.62 feet to the point of beginning. Together with and subject to covenants, easements, and restrictions of record.

Continued.

LEGAL DESCRIPTION - Continued.

Perpetual Easement 3 (West Side of Lakeshore Drive)

The revision of a Perpetual Easement situated West of Lakeshore Drive. Beginning at a point near the middle of Provo River as described in the older deeds of the Bert F. Halladay land holdings. The point of beginning is North 3065.29 feet and East 444.87 feet from a Utah County monument marking the location of the Southwest Corner of Section 3, Township 7 South, Range 2 East, Salt Lake Base and Meridian; thence North 49° 00' 00" West for a distance of 118.26 feet along the center of Provo River to the Northeastward prolongation of Grantors deed line; thence South 66° 30' 00" West for a distance of 69.96 feet along said prolongation in a Southwest direction; thence South 49° 00' 00" East for a distance of 113.32 feet leaving Grantors deed line along the South bank of Provo River; thence South 40° 33' 13" West for a distance of 49.49 feet leaving the bank of the river; thence South 33° 39' 40" East for a distance of 3.39 feet; thence South 45° 15' 00" West for a distance of 239.91 feet; thence South 11° 00' 00" East for a distance of 44.75 feet; thence along a curve to the left having a radius of 678.00 feet and an arc length of 438.67 feet, being subtended by a chord of South 20° 00' 07" West for a distance of 431.06 feet; thence South 01° 28' 00" West for a distance of 754.69 feet to Grantors South deed line; thence South 72° 21' 40" East for a distance of 12.49 feet along Grantors South deed line to the West Right of Way line of Lakeshore Drive; thence North 01° 28' 00" East for a distance of 758.17 feet along said West Right of Way line for this course and the next course; thence along a curve to the right having a radius of 666.00 feet and an arc length of 447.35 feet, being subtended by a chord of North 20° 42' 34" East for a distance of 438.99 feet; thence North 50° 02' 52" West for a distance of 12.00 feet leaving the Right of Way line to the West line of an additional 12 foot wide strip of land for the widening of Lakeshore Drive Right of Way; thence along a curve to the right having a radius of 678.00 feet and an arc length of 41.69 feet, being subtended by a chord of North 41° 42' 49" East for a distance of 41.68 feet along said West line for this course and the next course; thence North 43° 28' 30" East for a distance of 322.22 feet to the point of beginning. Together with and subject to covenants, easements, and restrictions of record.

Temporary Construction Easement 1 (West Side of Lakeshore Drive)

Commencing at a point in the Grantors South deed line (Deed Entry Number 37850-94, Book 3436, Page 784, in the office of the Utah County Recorder) said point being North 1626.72 feet and East 20.50 feet from the Southwest Corner of Section 3, Township 7 South, Range 2 East, Salt Lake Base and Meridian; running thence North 1° 27' 29" East 755.27 feet to the point of curvature of a 676.00 foot radius curve to the right; thence Northeasterly 435.67 feet along the arc of said curve (Note: Chord bears North 19° 55' 16" East for a distance of 428.16 feet); thence North 11° 00' 00" West 47.38 feet; thence North 45° 15' 00" East 214.39 feet; thence North 44° 45' 00" West 5.00 feet; thence South 45° 15' 00" West 217.06 feet; thence South 11° 00' 00" East 33.31 feet; thence Southwesterly 454.87 feet along the arc of a 692.00 foot radius curve to the left (Note: Chord bears South 20° 08' 28" West for a distance of 446.73 feet); thence North 89° 58' 46" East 6.00 feet; thence South 1° 27' 28" West 750.73 feet to said South deed line; thence South 72° 22' 18" East 10.41 feet along said South deed line to the place of beginning.

Continued.

LEGAL DESCRIPTION - Continued.

Temporary Construction Easement 2 (East Side of Lakeshore Drive)

Commencing in the Grantors South deed line (Deed Entry Number 37850-94, Book 3436, Page 784, in the office of the Utah County Recorder) at a point being North 1568.76 feet and East 103.05 feet from the Southwest Corner of Section 3, Township 7 South, Range 2 East, Salt Lake Base and Meridian; running thence North 1° 27' 29" East 811.11 feet to the point of curvature of a 592.00 foot radius curve to the right; thence Northeasterly 434.15 feet along the arc of said curve (Note: Chord bears North 22° 28' 02" East for a distance of 424.48 feet); thence North 43° 28' 33" East 269.31 feet; thence South 49° 00' 00" East 16.02 feet; thence South 43° 28' 34" West 270.01 feet; thence Southwesterly 422.41 feet along the arc of a 576.00 foot radius curve to the left (Note: Chord bears South 22° 28' 02" West for a distance of 413.01) feet; thence South 88° 32' 30" West 6.00 feet; thence South 1° 27' 29" West 814.87 feet to said South deed line; thence North 66° 23' 25" West 10.80 feet along said deed line to the place of beginning.

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