

APN: 22-04-226-005-0000

## BOUNDARY LINE AGREEMENT

THIS BOUNDARY LINE AGREEMENT is entered into as of the 14 day of April, 2016, by and between Kevin B. Weed, hereinafter referred to as Kevin B. Weed; and, Donald K. Gundersen and Kristine, Gundersen, husband and wife, as Joint Tenants, hereinafter referred to as Donald K. Gundersen and Kristine, Gundersen, husband and wife, as Joint Tenants.

### RECITALS:

- A. Kevin B. Weed is the owner in fee simple of the following described parcel of real property, situated in Salt Lake County, State of Utah, hereinafter referred to as the Kevin B. Weed Parcel, and being more particularly described as follows:

See EXHIBIT "A" attached hereto

- B. Donald K. Gundersen and Kristine, Gundersen, husband and wife, as Joint Tenants is the owner in fee simple of the following described parcel of real property, situated in Salt Lake County, State of Utah, hereinafter referred to as the Donald K. Gundersen and Kristine, Gundersen, husband and wife, as Joint Tenants Parcel, and being more particularly described as follows:

See EXHIBIT "B" attached hereto

- C. The exact location of the boundary between the above Kevin B. Weed Parcel and the Donald K. Gundersen and Kristine, Gundersen, husband and wife, as Joint Tenants Parcel is currently in dispute. In order to eliminate any confusion and to forever determine the issue of the common boundary line between the above Kevin B. Weed Parcel and the Donald K. Gundersen and Kristine, Gundersen, husband and wife, as Joint Tenants Parcel, the undersigned parties desire to establish said common boundary line.

NOW THEREFORE, in consideration of the mutual benefits gained hereby, and for the purpose of permanently establishing the common legal and physical boundary line between the parcels described herein, the parties agree as follows:

1. The South boundary line of the Kevin B. Weed Parcel and the North boundary line of the Donald K. Gundersen and Kristine, Gundersen, husband and wife, as Joint Tenants Parcel shall hereafter be determined, located and described as follows:

See EXHIBIT "C" attached hereto

2. In order to effectuate this Agreement, Kevin B. Weed hereby releases, remises and quit claims to Donald K. Gundersen and Kristine, Gundersen, husband and wife, as Joint Tenants all of Kevin B. Weed's right, title and interest in and to any real property lying immediately to the South of the common boundary line described above; and Donald K. Gundersen and Kristine, Gundersen, husband and wife, as Joint Tenants hereby releases, remises and quit claims to Kevin B. Weed all of its right, title and interest in and to any real property lying immediately to the North of the common boundary line described above.

12265815  
4/25/2016 11:20:00 AM \$23.00  
Book - 10424 Pg - 2032-2037  
Gary W. Ott  
Recorder, Salt Lake County, UT  
FIRST AMERICAN TITLE  
BY: eCASH, DEPUTY - EF 6 P.

IN WITNESS WHEREOF, the undersigned have executed this agreement so as to be binding on the respective parties this 14<sup>th</sup> day of April, 2016.

By: Kevin B. Weed

By: Donald K. Henderson

Donald K. Gundersen

Kristine Gundersen  
Kristine Gundersen

Kristine Gundersen

## Acknowledgments

STATE OF UT )  
County of )ss.  
)

On \_\_\_\_\_, 2016 before me, the undersigned Notary Public, personally appeared Kevin B. Weed , 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 by 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:

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**Notary Public**

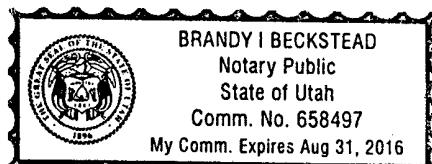
STATE OF UT )  
County of Salt Lake )ss.  
)

On April 14, 2014 before me, the undersigned Notary Public, personally appeared Donald K. Gundersen and Kristine, Gundersen , 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 by 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: 8-31-2014

Barbely P. Bellard  
Notary Public



IN WITNESS WHEREOF, the undersigned have executed this agreement so as to be binding on the respective parties this 19 day of April, 2016.

By: Kevin B. Weed

By: Donald K. Gundersen

Kristine Gundersen

Acknowledgments

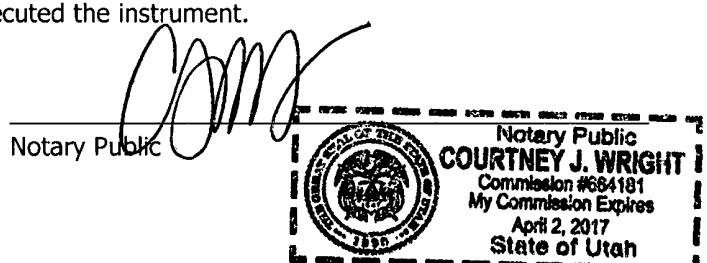
STATE OF UT )  
County of Salt Lake )ss.

On April 19th, 2016 before me, the undersigned Notary Public, personally appeared Kevin B. Weed, 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 by 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: 4/2/17

STATE OF UT )  
County of                    )ss.



On                   , before me, the undersigned Notary Public, personally appeared Donald K. Gundersen and Kristine, Gundersen, 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 by 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:

Notary Public

**EXHIBIT "A"**  
**Kevin B. Weed**

BEGINNING AT A POINT SOUTH 270.65 FEET AND WEST 799.55 FEET FROM THE NORTHEAST

CORNER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 40°41' EAST 119.10 FEET; THENCE SOUTH 55°21' WEST 1.0 FEET TO THE MOST WESTERLY CORNER OF LOT 10, LINCOLN GARDENS SUBDIVISION; THENCE SOUTH 41°38' EAST 172.50 FEET; THENCE SOUTH 55°24' WEST 95.65 FEET; THENCE NORTH 44°54' WEST 120.80 FEET; THENCE NORTH 27°57' WEST 169 FEET, MORE OR LESS, TO THE SOUTH LINE OF GUNDERSEN LANE; THENCE NORTHEASTERLY ALONG SAID LINE OF GUNDERSEN LANE 65 FEET MORE OR LESS, TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT A POINT SOUTH 270.65 FEET AND WEST 799.55 FEET AND SOUTH 40°41' EAST 119.10 FEET AND SOUTH 35°21' WEST 1.0 FEET FROM THE NORTHEAST CORNER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 41°38' EAST 172.50 FEET; THENCE SOUTH 55°24' WEST 95.65 FEET; THENCE NORTH 44°54' WEST 120.8 FEET; THENCE NORTH 27°57' WEST 30.00 FEET, MORE OR LESS, TO A POINT SOUTH 55°21' WEST FROM THE POINT OF BEGINNING; THENCE NORTH 55°21' EAST TO THE POINT OF BEGINNING.

**EXHIBIT "B"**

**Donald K. Gundersen and Kristine, Gundersen, husband and wife, as Joint Tenants**

BEGINNING AT A POINT SOUTH 270.65 FEET AND WEST 799.55 FEET AND SOUTH 40°41' EAST 119.10 FEET AND SOUTH 55°21' WEST 1.0 FEET FROM THE NORTHEAST CORNER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 41°38' EAST 172.50 FEET; THENCE SOUTH 55°24' WEST 95.65 FEET; THENCE NORTH 44°54' WEST 120.8 FEET; THENCE NORTH 27°57' WEST 30.00 FEET, MORE OR LESS, TO A POINT SOUTH 55°21' WEST FROM THE POINT OF BEGINNING; THENCE NORTH 55°21' EAST TO THE POINT OF BEGINNING.

**EXHIBIT "C"**  
**Common Boundary.**

THE SOUTH BOUNDARY OF THE FOLLOWING DESCRIBED LAND:

BEGINNING AT A POINT WHICH IS SOUTH 261.49 FEET AND WEST 790.41 FEET FROM THE NORTHEAST CORNER OF SECTION 04, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT OF BEGINNING ALSO DESCRIBED AS BEING NORTH 55°21' EAST 1 FOOT AND NORTH 40°41' WEST 119.10 FEET FROM THE MOST WESTERLY CORNER OF LOT 10, BLOCK 3, LINCOLN GARDENS SUBDIVISION SAID POINT OF BEING A PK NAIL IN A STUMP, THENCE SOUTH 40°41'00" EAST 58.86 FEET ALONG THE WEST SIDE OF A CONCRETE RETAINING WALL, TO AN EXISTING FENCE LINE, THENCE SOUTH 40°03'55" EAST 60.03 FEET, TO AN EXISTING FENCE AND THE NORTHWEST CORNER OF LOT 10 BLOCK 3, LINCOLN GARDENS SUBDIVISION, THENCE SOUTH 58°56'39" WEST 62.38 FEET, THENCE SOUTH 68°57'20" WEST 28.66 FEET TO AN EXISTING FENCE CORNER AND THE NORTHEAST CORNER OF LOT 9 ELM WOOD SUBDIVISION, THENCE SOUTH 74°13'00" WEST 2.32 FEET ALONG AN EXISTING FENCE CORNER, THENCE NORTH 24°23'44" WEST 38.30 ALONG AN EXISTING FENCE ON THE EAST LINE OF LOT 16 ELM WOOD SUBDIVISION, THENCE CONTINUING ALONG SAID FENCE NORTH 27°11'06" WEST 31.17 FEET THENCE NORTH 28°36'19" WEST 45.81 FEET TO THE NORTHEAST CORNER OF LOT 16 ELM WOOD SUBDIVISION, THENCE NORTH 61°44'14" EAST 65.16 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ELM WOOD SUBDIVISION.