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RASHELLE HOBBS
Recorder, Salt Lake County, UT
MERIDIAN TITLE
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When Recorded Return to:

**BOUNDARY LINE AGREEMENT AND
QUIT-CLAIM DEED**

(Affects Tax Parcel Nos: 14-32-201-053;
14-32-201-055; and 14-32-201-088)

This Boundary Line Agreement and Quit-Claim Deed is made this 4th day of October, 2021, by and among Gailyn Lund and Tami R. Lund, husband and wife as joint tenants (the “**Lunds**”), Mafileo M. Mataele and Heleni Mataele, husband and wife, as joint tenants (the “**Mataeles**”), John Gust (“**Gust**”) and Utah and Salt Lake Canal Company, a Utah non-profit corporation (the “**Canal Company**”).

WHEREAS, the Mataeles are the owners of a parcel of land in Salt Lake County, Utah located North of the Lund Parcel (as defined herein) and West of the Canal Property and historically described as follows (the “**Mataele Parcel**”):

A parcel of land being described in that certain Special Warranty Deed, recorded April 19, 2019 as Entry No. 12971417 in the Office of the Salt Lake County Recorder, and said parcel of land being described as follows:

Beginning at a point which lies 1,243.42 feet South and 1,316.94 feet East from the North Quarter Corner of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian, basis of bearing being the North line of said Section 32, which bears South 89°49’24” East; thence following more or less on existing fence line South 166.40 feet to a point on the North line of a proposed 80.00 foot Utah & Salt Lake Canal right-of-way said point also being on the arc of a 585.58 foot radius curve (central angle = 8°45’30”) chord bears North 62°06’48” West 89.44; thence Westerly along the arc of said curve and following said North right of way line 89.53 feet; thence North 57°44’03” West 51.97 feet; thence departing from following said North right of way line North 96.82 feet; thence East 123.00 feet, more or less to the point of beginning.

Tax Parcel No. 14-32-201-055; and

WHEREAS, the Lunds are the owners of a parcel of land in Salt Lake County, Utah, historically described as follows (the “**Lund Parcel**”), which parcel is South of the Mataele Parcel (as defined herein), North and East of the Gust Parcel (as defined herein) and West of the Canal Property (as defined herein) and historically described as follows:

A parcel of land being Parcel No. 1 as described in that certain Warranty Deed, recorded June 23, 2020 as Entry No. 13305740 in the Office of the Salt Lake County Recorder, and said parcel of land being described as follows:

Beginning at a point which lies South 1,165.82 feet and East 1,193.94 feet from the North

Quarter Corner of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian, basis of bearing being the North line of said Section 32, which bears South 89°49'24" East; and running thence South 174.42 feet to a point on the North line of the proposed Utah & Salt Lake Canal right-of-way; thence following said right-of-way North 57°44'03" West 57.21 feet to a point of tangency to a 604.45 foot radius curve to the left (central angle = 8°14'03") the chord of which curve bears North 61°51'04" West 86.79 feet; thence Westerly along the arc of said curve 86.87 feet; thence North 63.87 feet; thence West 7.00 feet; thence North 39.06 feet; thence East 131.90 feet to the point of beginning.

Tax Parcel 14-32-201-053; and

WHEREAS, Gust is the owner of a parcel of land in Salt Lake County, Utah located West and South of the Lund Parcel and historically described as follows (the "**Gust Parcel**");

An entire parcel of land being described in that certain Quit-Claim Deed, recorded August 26, 2020 as Entry No. 13374139 in the Office of the Salt Lake County Recorder, and said parcel of land being described as follows:

Beginning South 882.78 feet and East 1014.4 feet and South 00°10'36" West 6.06 feet from the North Quarter Corner of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running thence South 38°08'21" East 97.56 feet; thence Southeasterly along a curve to the left 17.61 feet; thence South 89°52'22" East 67.99 feet; thence Southeasterly along a curve to the right 63.53 feet; thence South 11.14 feet; thence West 136.28 feet; thence South 180.06 feet; thence East 7.00 feet; thence South 63.87 feet; thence Northwesterly along a curve to the left 59.83 feet; thence North 0°10'36" East 358.29 feet to the point of beginning.

Tax Parcel No. 14-32-201-088; and

WHEREAS, the Canal Company is the owner of property in Salt Lake County, Utah, located East of the Mataele Parcel, the Lund Parcel, and the Gust Parcel (the "**Canal Property**"); and

WHEREAS, the parties desire to re-establish the boundary lines for each of their respective parcels of record as set forth herein.

NOW, THEREFORE, in consideration of the above recitals and for other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged and for the purpose of permanently establishing a common legal and physical common boundary line the parties hereby agree as follows:

1. John Gust, Gailyn Lund and Tami R. Lund, husband and wife as joint tenants, Mafileo M. Mataele and Heleni Mataele, husband and wife, as joint tenants, and Utah and Salt Lake Canal Company, a Utah non-profit corporation, do hereby Quit Claim to Mafileo M. Mataele and Heleni Mataele, husband and wife, as joint tenants, all right, title and interest, in and to the following

described property situated in Salt Lake County, Utah, being the New Surveyed Legal Description of the Mataele Parcel, after taking into effect this agreement:

A parcel of land located within the Northeast Quarter of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; the boundary of said parcel of land being described as follows:

Beginning at a point on the westerly boundary line of Arbor Park Village PUD, recorded in Book 2000P at Page 162 in the Office of the Salt Lake County Recorder, said point being South 89°49'24" East 1,316.97 feet and South 1,239.36 feet from the North Quarter Corner of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running thence

thence South 169.03 feet along said westerly boundary line to the extension of an existing fence line being a point on Northerly Right-of-Way Line of the Utah & Salt Lake Canal;

thence along said extension, existing fence line, and Northerly Right-of-Way Line the following two (2) courses:

(1) North 89°29'49" West 26.01 feet;

(2) North 57°43'12" West 114.75 feet;

thence North 107.52 feet;

thence East 123.02 feet to the point of beginning.

Contains 17,797 Square Feet or 0.409 Acres

(the "New Mataele Parcel")

2. Gailyn Lund and Tami R. Lund, husband and wife as joint tenants, Mafileo M. Mataele and Heleni Mataele, husband and wife, as joint tenants, and Utah and Salt Lake Canal Company, a Utah non-profit corporation, do hereby Quit Claim to John Gust all right, title and interest, in and to the following described property situated in Salt Lake County, Utah, being the New Surveyed Legal Description of the Gust Parcel, after taking into effect this agreement:

A parcel of land located within the Northeast Quarter of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; the boundary of said parcel of land being described as follows:

Beginning at a point being South 89°49'24" East 1,014.38 feet and South 885.71 feet from the North Quarter Corner of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running thence

thence South 38°08'21" East 97.56 feet;

thence Southeasterly 17.61 feet along the arc of a 19.50 foot radius curve to the left (center bears North 51°51'39" East and the chord bears South 64°00'21" East 17.01 feet with a central angle of 51°44'01");

thence South 89°52'22" East 67.99 feet;

thence Southeasterly 63.53 feet along the arc of a 40.50 foot radius curve to the right (center bears South 00°07'38" West and the chord bears South 44°56'11" East 57.21 feet with a central angle of 89°52'22");

thence South 11.14 feet;

thence West 136.28 feet;

thence South 92.02 feet;

thence West 48.37 feet;

thence North 00°10'38" East 228.00 feet to the point of beginning.

Contains 16,425 Square Feet or 0.377 Acres

(the "New Gust Parcel")

3. John Gust, Mafileo M. Mataele and Heleni Mataele, husband and wife, as joint tenants, and Utah and Salt Lake Canal Company, a Utah non-profit corporation, do hereby Quit Claim to Gailyn Lund and Tami R. Lund, husband and wife as joint tenants all right, title and interest, in and to the following described property situated in Salt Lake County, Utah, being the New Surveyed Legal Description of the Lund Parcel, after taking into effect this agreement:

A parcel of land located within the Northeast Quarter of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; the boundary of said parcel of land being described as follows:

Beginning at a point being South 89°49'24" East 1,013.68 feet and South 1,113.72 feet from the North Quarter Corner of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian; and running thence

thence East 48.37 feet;

thence South 48.98 feet;

thence East 131.90 feet;

thence South 185.12 feet to an existing fence line being a point on Northerly Right-of-Way Line of the Utah & Salt Lake Canal;

thence North 58°10'05" West 174.41 feet along said existing fence and said Northerly Right-of-Way Line;

thence Northwesterly 34.59 feet along the arc of a 604.45 foot radius curve to the left (center bears South 21°38'17" West and the chord bears North 70°00'04" West 34.58 feet with a central angle of 03°16'43") along said Northerly Right-of-Way Line;

thence North 00°10'36" East 130.28 feet to the point of beginning.

Contains 25,806 Square Feet or 0.592 Acres

(the "New Lund Parcel")

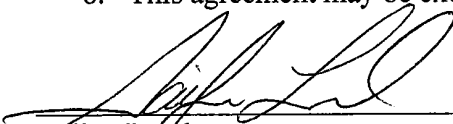
4. The new surveyed legal descriptions set forth above have been prepared and surveyed by a registered professional land surveyor with said survey map on record with the county at File No. S2021-10-0704 .

5. This agreement is made for the purposes of re-establishing boundary lines and is intended for that purpose and shall be binding upon the heirs, assignees and successors of the parties hereto.

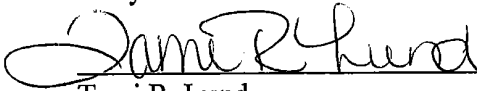
6. The undersigned owners agree to execute additional quit claim deeds and/or other documents as may be necessary to ensure that the boundary line stated above is recognized as the boundary between the properties.

7. Each of the undersigned hereby authorizes and instructs Meridian Title Company to record this agreement upon its full execution.

8. This agreement may be executed in counterparts.




Gailyn Lund



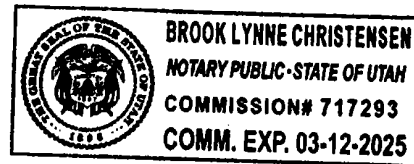
Tami R. Lund

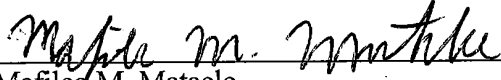
STATE OF UTAH)
) : ss.
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me by Gailyn Lund and Tami R. Lund this 4 day of ~~September~~ October, 2021.

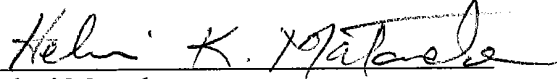


NOTARY PUBLIC





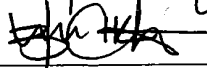
Mafileo M. Mataele



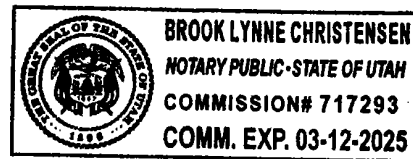
Heleni Mataele

STATE OF UTAH)
) : ss.
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me by Mafileo M. Mataele and Heleni Mataele this 4 day of ~~September~~ October, 2021.



NOTARY PUBLIC

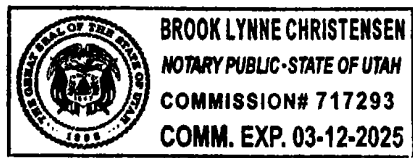


[Signature]
John Gust

STATE OF UTAH)
)
COUNTY OF Salt Lake) : ss.

The foregoing instrument was acknowledged before me by John Gust this 1 day of ~~September~~ ^{October}, 2021,

[Signature]
NOTARY PUBLIC



UTAH AND SALT LAKE CANAL COMPANY,
a Utah non-profit corporation.

By: [Signature]
Name: J. Nelson Petersen
Title: President

STATE OF UTAH)
)
COUNTY OF Salt Lake) : ss.

The foregoing instrument was acknowledged before me by J. Nelson Peterson, the President of Utah and Salt Lake Canal Company, a Utah non-profit corporation, who executed this instrument with authority, this 30 day of September, 2021,

[Signature]
NOTARY PUBLIC

