

After recording, return to:

John N. Nikols Living Trust dated July 16, 2019  
Michael J. Nikols Trustee  
1301 south State Street  
Salt Lake City, UT 84115

Tax statements to be sent to:

John N. Nikols Living Trust dated July 16, 2019  
Michael J. Nikols Trustee  
1301 south State Street  
Salt Lake City, UT 84115

**Tax Parcel Nos. 16-07-358-001  
16-07-358-008**

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**PARCEL CONSOLIDATION  
AND QUITCLAIM DEED**

This Parcel Consolidation and Quitclaim Deed is made and entered into, as of the 12 day of October, 2022 (the "Effective Date"), by John N. Nikols Living Trust dated July 16, 2019, Michael J. Nikols Successor Trustee, located and having a mailing address at 1301 south State Street, Salt Lake City, UT 84105.

**RECITALS**

A. Whereas, the John N. Nikols Living Trust dated July 16, 2019, Michael J. Nikols Successor Trustee, is the owner in fee simple of the following described parcels of real property (collectively, the "Existing Parcels");

1. "Existing Parcel 1" (Tax No. 16-07-358-001):

BEGINNING AT A POINT ON THE SOUTH LINE OF A STREET WHICH IS SOUTH 0°02'11" EAST 40.34 FEET ALONG THE MONUMENT LINE OF EDISON STREET AND SOUTH 89°54'32" WEST 182.50 FEET FROM THE SALT LAKE CITY MONUMENT AT 13<sup>TH</sup> SOUTH AND EDISON STREET. AND RUNNING THENCE SOUTH 89°54'32" WEST 164.50 FEET ALONG THE SOUTH LINE OF SAID 1300 SOUTH STREET TO THE EAST LINE OF STATE STREET TO A POINT GIVEN AS THE NORTHWEST CORNER OF CLOCK 2, NYES ADDITION, AND RUNNING THENCE SOUTH 0°02'11" EAST 155.00 FEET ALONG SAID EAST LINE; THENCE NORTH 89°54'32" EAST 164.50; THENCE NORTH 0°02'11" WEST 155.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION OF THE SUBJECT PROPERTY AS DISCLOSED BY THAT CERTAIN FINAL ORDER OF CONDEMNATION RECORDED JUNE 15, 1985 AS ENTRY NO. 4261590 IN BOOK 5778 AT PAGE 2111, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 24, BLOCK 2, NYE'S ADDITION, WHICH POINT IS NORTH 89°56'37" EAST 60.86 FEET, ALONG THE 1300 SOUTH MONUMENT LINE, AND SOUTH 0°01'43" EAST 40.35 FEET FROM

THE SALT LAKE CITY MONUMENT IN THE INTERSECTION OF 1300 SOUTH STREET AND STATE STREET (100 EAST STREET), AND RUNNING THENCE NORTH 89°56'43" EAST 150.00 FEET, ALONG THE NORTH PROPERTY LINE; THENCE SOUTH 0°02'11" EAST 5.61 FEET. ALONG THE EAST PROPERTY LINE; THENCE SOUTH 89°56'08" WEST 136.00 FEET; THENCE SOUTH 38°54'08" WEST 22.29 FEET, TO THE WEST PROPERTY LINE; THENCE NORTH 0°02'11" WEST 22.0 FEET TO THE POINT OF BEGINNING.

LESS STREET.

2. "Existing Parcel 2" (Tax No. 16-07-358-008):

LOT A AMENDMENT TO LOTS 1 THROUGH 17 AND LOTS 26 THROUGH 46 AND A PORTION OF LOTS 18 AND 25 OF BLOCK 2, NYE'S ADDITION SUBDIVISION ("AMENDMENT NUMBER ONE TO NYE'S ADDITION SUBDIVISION"), according to the official plat thereof, filed in Book "2003p" of Plats, at Page 369 of the Official Records of the Salt Lake County Recorder.

B. Whereas, the John N. Nikols Living Trust dated July 16, 2019, Michael J. Nikols Trustee, desires to consolidate the Existing Parcels into a single parcel in accordance with Section 10-9a-523 of the Utah Code as follows (collectively, the "Consolidated Parcel"):

1. "Consolidated Parcel" (Tax No. \_\_\_\_\_)

Consolidating all of Lot A, of Amendment to Lots 1 through 17 and Lots 26 through 46 and a portion of Lots 18 and 25 of Block 2, Nye's Addition Subdivision, recorded as Entry No. 8905014 in Book 2003P at Page 369 of the Official Records of Salt Lake County, and all of Lots 19 through 24 and a portion of Lot 18, of Block 2, Nye's Addition Subdivision recorded November 13, 1891 as Entry No. 45712 in Book C at Page 134 of the Official Records, being a part of Lots 10 and 11, Block 12, Five Acre Plat A, Big Field Survey, and a Part of the Southwest Quarter of Section 7, and the Northwest Quarter of Section 18, Township 1 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, in Salt Lake City, Salt Lake County, Utah, more particularly described metes-and-bounds as follows:

Beginning at the point of intersection of the Easterly line of State Street as it exists at varied width and the Southerly line of that certain Final Order of Condemnation recorded as Entry No. 4261590 in Book 5778 at Page 2111 of the Official Records of Salt Lake County, located 63.51 feet South 0°01'43" East along the monument line of said State Street; and 60.86 feet North 89°58'17" East from a Brass Cap Monument found marking the intersection of said State Street and 1300 South Street; and running thence along said Southerly line the following three courses: North 38°50'46" East 22.29 feet; North 89°54'13" East 135.98 feet to the record Westerly line of a 15 foot wide Alley vacated by Bill 138 on December 8, 1972; and North 0°01'00" West 5.61 feet along said Westerly line to the Southerly line of said 1300 South Street as it exists at varied width; thence North 89°54'48" East 14.50 feet along said Southerly line to the Westerly line and Westerly line extended of Lot B of said Amendment; thence to and along said Westerly line the following 7 courses: South 0°02'28" East 155.09 feet; South 89°54'53" West 41.62 feet; South 0°04'04" East 98.93 feet; North 89°54'44" East 10.00 feet; thence South 0°04'24" East 80.81 feet; South 89°54'47" West 10.00 feet; and South 0°04'04" East 239.70 feet to the Northerly line of Lot 9 of said Block 12; thence South 89°55'08" West 123.10 feet along said Northerly line to said Easterly line of State Street; thence North 0°02'11" West 551.55 feet along said Easterly line to the point of beginning. Contains 76,937 sq. ft. or 1.766 acres

C. Whereas, the John N. Nikols Living Trust dated July 16, 2019, Michael J. Nikols Successor Trustee, effectuates the adjustment of the common boundaries of the Existing Parcels, and, thereby, adjust the legal descriptions of the existing parcels into the Consolidated Parcel in accordance with Section 10-9a-523 of the Utah Code as follows.

**TERMS AND CONDITIONS**

NOW, THEREFORE, IN FURTHERANCE OF THE FOREGOING:

1. Reconfiguration. The John N. Nikols Living Trust dated July 16, 2019, Michael J. Nikols Successor Trustee, by the execution hereof, acknowledges, conforms and agrees that, from and after the Effective Date:

(i) the legal descriptions of the Existing Parcels are, and shall be, the legal descriptions of the Consolidated Parcel;

2. Conveyance. Further, consistent with the foregoing:

(i) The John N. Nikols Living Trust dated July 16, 2019, Michael J. Nikols Successor Trustee, hereby conveys to itself the Consolidated Parcel.

(ii) Except as otherwise specified herein, nothing contained herein shall be construed as giving, granting, conveying, or relinquishing any existing easement rights, interests, or claims.

3. The terms and conditions of this parcel consolidation shall be and hereby are made binding on the successors and assigns of the parties hereto.

4. Approval. The intent of the foregoing conveyance is to effectuate the parcel consolidation preliminarily approved by the Salt Lake City Planning Division. Following the recordation of this Parcel Consolidation and Deed, the underlying property shall be described as set forth in Recital B.

5. Miscellaneous. This Parcel Consolidation and Deed is made for the purposes set forth herein and no more. This Parcel Consolidation and Deed (a) shall constitute a covenant running with the land; (b) shall benefit and bind every person having any fee, leasehold or other interest in any portion of the Existing Parcels or the Consolidated Parcel; and (c) shall benefit and be binding upon any person whose title is legally acquired. This Agreement shall be construed, applied and enforced in accordance with the laws of the State of Utah and shall be recorded in the official real estate records of Salt Lake County, Utah (the "Official Records"). The Recitals are hereby incorporated herein and made a part hereof. This Parcel Consolidation and Deed may be amended or modified only by a written instrument executed by the parties and recorded in the Official Records.

*[signature and acknowledgment]*

Michael J. Nikols TRUSTEE

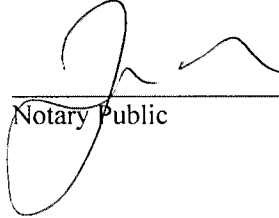
John N. Nikols Living Trust dated July 16, 2019.  
Michael J. Nikols Successor Trustee,

**Acknowledgment:**

STATE OF )  
UTAH ) ss.  
COUNTY OF )  
SALT LAKE

On this 12 day of October, 2022 before me, the undersigned Notary Public in and for the state of Utah, personally appeared Michael J. Nikols in his capacity as a successor trustee of the John N. Nikols Living Trust dated July 16, 2019, the signer of the within instrument, who duly acknowledged to me that he executed the same.

Witness my hand and official seal

  
\_\_\_\_\_  
Notary Public

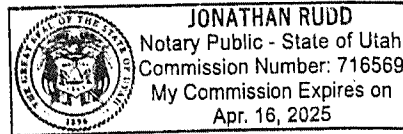


EXHIBIT A-1

EXISTING PARCEL LEGAL DESCRIPTIONS

"Existing Parcel 1" (Tax No. 16-07-358-001):

BEGINNING AT A POINT ON THE SOUTH LINE OF A STREET WHICH IS SOUTH 0°02'11" EAST 40.34 FEET ALONG THE MONUMENT LINE OF EDISON STREET AND SOUTH 89°54'32" WEST 182.50 FEET FROM THE SALT LAKE CITY MONUMENT AT 13<sup>TH</sup> SOUTH AND EDISON STREET, AND RUNNING THENCE SOUTH 89°54'32" WEST 164.50 FEET ALONG THE SOUTH LINE OF SAID 1300 SOUTH STREET TO THE EAST LINE OF STATE STREET TO A POINT GIVEN AS THE NORTHWEST CORNER OF CLOCK 2, NYES ADDITION, AND RUNNING THENCE SOUTH 0°02'11" EAST 155.00 FEET ALONG SAID EAST LINE; THENCE NORTH 89°54'32" EAST 164.50; THENCE NORTH 0°02'11" WEST 155.00 FEET TO THE POINT OF BEGINNING.

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LESS STREET.

Existing Parcel 2 (Tax No. 16-07-358-008):

LOT A AMENDMENT TO LOTS 1 THROUGH 17 AND LOTS 26 THROUGH 46 AND A PORTION OF LOTS 18 AND 25 OF BLOCK 2, NYE'S ADDITION SUBDIVISION ("AMENDMENT NUMBER ONE TO NYE'S ADDITION SUBDIVISION"), according to the official plat thereof, filed in Book "2003p" of Plats, at Page 369 of the Official Records of the Salt Lake County Recorder.

EXHIBIT A-2

CONSOLIDATED PARCEL LEGAL DESCRIPTION

"Consolidated Parcel" (Tax No. \_\_\_\_\_)

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The above described parcel of land contains 76,937 square feet in area or 1.766 acres, more or less.