

MAIL TAX NOTICE TO:
BK Clark Real Estate LLC
Old Highway Rd., Ste B.
Morgan, UT 84050
Order No. 6-078712

Warranty Deed

Joe T. Hopkin and Tori A. Hopkin

of Mountain Green, County of Morgan, State of UTAH, Grantor, hereby CONVEY and WARRANT to

BK Clark Real Estate LLC

of Mountain Green, County of Morgan, State of UT, Grantee for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tracts of land in Morgan County, State of UTAH:

Parcel 1:

Unit B. an amendment to Nye's Glass Business Park P.U.D., a Commercial Condominium Project, as recorded in Book 205, at Page 1100. Together with an undivided interest in and to the Common Area and Facilities as set forth in the Declaration and Bylaws of Nye's Glass Business Park as recorded in Book 203, at Page 13, as Entry Number 95144.

A tract of land situate in the Northwest Quarter of Section 25, Township 5 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, Morgan County, Utah.

Parcel 1A:

Together with a 25 foot wide Access/Utility Easement described as follows: A tract of land situate in the Northwest Quarter of Section 25, Township 5 North, Range 1 East, Salt Lake Base and meridian, U.S. Survey, Morgan County, Utah, being more particularly described as follows: Commencing at the West Quarter Corner of said Section 25, a ½" Rebar; thence North 00°17'10" East 871.42 feet along the West line of the Northwest Quarter of Section 25; thence North 90°00'00" East 683.81 feet to a point on the South line of Old Highway Road and the true point of beginning; thence North 82°40'32" East 50.00 feet along said South line; thence South 07°54'05" East 40.04 feet; thence Southeasterly 44.30 feet along a tangent curve to the left having a radius of 275.00 feet an included angle of 9°13'50" and a chord bearing South 12°31'00" East 44.26 feet; thence South 17°07'55" East 108.72 feet; thence Southeasterly 132.05 feet along a tangent curve to the right having a radius of 365.48 feet, an included angle of 20°42'02" and a chord bearing South 06°46'54" East 131.33 feet; thence South 03°34'07" West for 57.06 feet; thence North 90°00'00" West 50.10 feet; thence North 03°34'07" East 60.18 feet; thence Northwesterly 113.98 feet along a tangent curve to the left having a radius of 315.48 feet, an included angle of 20°42'02" and a chord bearing North 06°46'54" West 113.36 feet; thence North 17°07'55" West 108.72 feet; thence Northwesterly 52.36 feet along a tangent curve to the right having a radius of 325.00, an included angle of 9°13'50", and a chord bearing North 12°31'00" West 52.30 feet; thence North 07°54'05" West 40.55 feet to the South line of Old Highway Road and the point of beginning. The basis of bearing is the West line of the Northwest Quarter of Section 25 called: North 00°17'10" East.

