ENT 16100 BK 3378 PG 312 HINA B REID UTAH CO RECORDER BY MB 1994 FEB 25 3:47 PM FEE 14.00 BOUNDARY LINE AGREEMENT RECORDED FOR VIOLA K SMITH

AGREEMENT entered into this 25th day of February A.D. 1994, between SFI Company, Kenneth W. Karren and Anne H. Karren, General Partners

Viola K. Smith, Co-Trustees the second part herein, for the purpose of fixing and determining the boundary and division line between adjoining parcels of land owned by the said parties, which boundary line is now uncertain because of discrepancies between the established fence lines and the record title.

WHEREAS: The boundary line as defined by long standing fence lines has been surveyed by a licensed land surveyor and is described as follows:

Beginning at a fence corner which is located North 1609.90 ft. and East 2998.86 ft. (bearings are based upon the Utah State Plane Coordinate System, Central Zone, Bearings of Section lines, as per data published by the Utah County Surveyor's Office) from the West 1/4 Corner of Section 18, Township 6 South, Range 3 East, Salt Lake Base and Meridian;

thence along an old fence by the following courses and distances: North 87° 39' 11" East 257.45 ft; South 89°58' 58" East 156.54 ft; South 86° 11' 56" East 121.03 ft; and South 87° 21' 30" East 198.56 ft; thence leaving said old fence line and going East 228.56 ft. to the East title line of the property of the parties of the first part and second part.

AND WHEREAS: The party of the second part is in possession of a certain parcel of land adjoining the parcel above described, North \_ and lying immediately adjacent to the fence line of the same; and

Boundary Line Agreement, Page 2

WHEREAS, the hereinabove described fence line separates the parcels of land and constitutes a physical boundary and division line between the same that has long been recognized by the parties hereto and their predecessors in title as the boundary and division line between their said parcels of land.

NOW THEREFORE THE PARTIES AGREE that the established fence line, as the same now exists shall constitute the boundary and division line between the parcels of land in the possession of the parties hereto, and each of the said parties hereby recognizes and agrees that the other party is the legal owner up to said fence line of the respective parcel of land in each party's possession; and the parties further agree that these stipulations shall apply to and be binding upon them, their heirs, personal representatives and assigns.

Pursuant to the foregoing stipulations and for value received, the receipt of which is hereby acknowledged by the party of the first part, the party of the first part does hereby remise, release, and forever Quit-Claim to the aforesaid party of the second part any and all title and interest which said party of the first part may have in and to all lands in possession of the party of the second part, adjoining and adjacent to said fence lines above described, and for value received, the receipt of which is hereby acknowledged, the said party of the second part does hereby remise, release and forever Quit Claim to the party of the first part herein, any and all right, title and interest which said party of the second part may have in and to all land in the possession of party of the first part.

IN WITNESS WHEREOF, the parties have signed their names to this agreement.

Party of the First Part

anne H. Barren

Party of the Second Part

Teila X. Smith

## **ACKNOWLEDGEMENTS**

STATE OF UTAH ) )SS
COUNTY OF UTAH )
On the <u>25th</u> day of <u>February</u> , A.D. 19 <u>94</u> , personally appeared before me, a Notary Public in and for the State of Utah, Kenneth W. Karren and Anne H. Karren
signers of the above instrument, who duly acknowledged to me that they executed the same.
Notary Public
My commission expires: 12/12/97 Residing at: Omnican Forb,
STATE OF UTAH ) )SS  COUNTY OF UTAH )  JOANN B. NICHOLES  NOTARY PUBLIC - STATE OF UTAH 4740 WEST 9200 NORTH  AMERICAN FORK, UT 84003  COMM. EXP. 12-12-97
On the <u>25th</u> day of <u>February</u> , A.D. 19 <u>94</u> , personally appeared before me, a Notary Public in and for the State of Utah, Lawrence Smith and Viola K. Smith
the signers of the above instrument, who duly acknowledged to me that they executed the same.
My commission expires: 12/12/97 Residing at: American Fork
IOANN B MICHOLES

