

When recorded mail to:
Lee Van Brown
P O Box 230
Cedar Valley, Utah 84103

Quit Claim Deed

ENT 170082:2007 PG 1 of 2
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2007 Dec 07 2:36 pm FEE 16.00 BY CS
RECORDED FOR BROWN, JODY

Lee Van Brown and Jody B. Brown, Grantors, of Cedar Valley, Utah County, State of Utah, hereby QUIT CLAIM to 2 B, Investments, LLC., Grantee of Cedar Valley, County of Utah, State of Utah for the sum of ten dollars and other good and valuable consideration the following described tract of land in Utah County, State of Utah:

BEGINNING AT THE WEST QUARTER CORNER OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 89°53'56" WEST ALONG THE SECTION LINE 1330.86 FEET TO A POINT ON THE 16TH LINE; THENCE NORTH 0°23'03" EAST ALONG SAID LINE 1334.83 FEET; THENCE SOUTH 89°36'55" EAST ALONG A 16TH LINE 821.30 FEET; THENCE SOUTH 0°32'18" WEST 362.21 FEET; THENCE SOUTH 89°27'42" EAST 1717.65 FEET TO THE EAST RIGHT OF WAY OF STATE HIGHWAY 73; THENCE SOUTH 8°51'32" EAST ALONG SAID EAST LINE 979.20 FEET TO A QUARTER SECTION LINE; THENCE NORTH 89°24'12" WEST ALONG SECTION LINE 1364.42 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE FOLLOWING:

BEGINNING AT A POINT ON THE RIGHT OF WAY OF STATE HIGHWAY 73, LOCATED SOUTH 89°24'12" EAST 1364.42 FEET ALONG THE QUARTER SECTION LINE AND NORTH 08°51'32" WEST 649.20 FEET FROM THE WEST QUARTER CORNER OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 89°27'42" WEST 829.72 FEET; THENCE NORTH 00°32'18" EAST 325.57 FEET; THENCE SOUTH 89°27'42" EAST 775.84 FEET TO THE RIGHT OF WAY LINE OF SAID STATE HIGHWAY 73; THENCE SOUTH 08°51'32" EAST 330 FEET TO THE POINT OF BEGINNING.

ALSO, LESS AND EXCEPTING:

A PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT N00°30'42"E 970.10 FEET ALONG THE SECTION LINE AND WEST 512.69 FEET FROM THE EAST 1/4 CORNER OF SECTION, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N89°27'42"W 820.20 FEET TO THE 16TH LINE; THENCE N00°22'48"E 359.24 FEET ALONG SAID 16TH LINE; THENCE S89°40'45"E 821.20 FEET ALONG THE 16TH LINE; THENCE S00°32'18"W 362.36 FEET TO THE POINT OF BEGINNING.

GRANTING TO AND SUBJECT TO A WATER LINE EASEMENT AS DESCRIBED BELOW:

WATER LINE EASEMENT:

AN EASEMENT FOR A STRIP OF LAND, 20 FEET WIDE, 10 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE FOR THE MAINTENANCE OF AN EXISTING WATERLINE, LOCATED IN THE NORTHEAST 1/4 OF SECTION 19 AND THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 2

WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N00°30'42"E 1318.90 FEET ALONG THE SECTION LINE AND WEST 531.21 FEET FROM THE WEST 1/4 CORNER OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S02°29'50"W 364.38 FEET; THENCE S89°55'58"E 554.33 FEET; THENCE S62°37'35"E 77.19 FEET; THENCE S66°04'54"E 205.82 FEET; THENCE S67°33'17"E 395.67 FEET; THENCE S70°35'43"E 94.00 FEET TO THE POINT OF TERMINUS.

Witness, the hand of said Grantors, this 7th day of December, A.D. 2007

State of Utah)
SS.)
County of Utah)

Lee Van Brown
Jody B Brown
Grantors

On the date first above written personally appeared before me, Lee Van Brown and Jody B. Brown the signers of the within and foregoing instrument, who duly acknowledged to me that they executed the same.

Rhonda S. Nerdin
Notary Public

