

ENT 42728:2019 PG 1 of 4
Jeffery Smith
Utah County Recorder
2019 May 14 03:23 PM FEE 40.00 BY CS
RECORDED FOR First American Title-NCS-SLC1
ELECTRONICALLY RECORDED

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

WITH A COPY TO:

Kirton McConkie
Attn: Ryan T. Wallace
50 E. South Temple, Suite 400
Salt Lake City, UT 84111
FATCO NCS.954602-ai

Corrective Quit Claim Deed

Tax ID No. 14:059:0035

Utah County

THIS CORRECTIVE QUIT CLAIM DEED IS BEING RECORDED TO CORRECT ERRONEOUS AND INACCURATE INFORMATION CONTAINED IN THAT CERTAIN QUIT CLAIM DEED RECORDED ON APRIL 26, 2010, AS INSTRUMENT NO. 33687:2010, IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER, STATE OF UTAH. MORE SPECIFICALLY, THIS CORRECTIVE QUIT CLAIM DEED IS BEING RECORDED TO SUBSTITUTE PROPERTY RESERVE, INC., A UTAH NON-PROFIT CORPORATION, AS THE GRANTOR FOR THE CONVEYANCE OF THE REAL PROPERTY DESCRIBED HEREIN. THIS CORRECTIVE QUIT CLAIM DEED SHALL SUPERSEDE AND REPLACE SAID QUIT CLAIM DEED FOR ALL INTENTS AND PURPOSES. THE EFFECTIVE DATE OF THIS CORRECTIVE QUIT CLAIM DEED SHALL DATE BACK TO THE EFFECTIVE DATE OF SAID QUIT CLAIM DEED.

PROPERTY RESERVE, INC., a Utah non-profit corporation, Grantor, of Salt Lake City, County of Salt Lake, State of Utah, hereby QUIT CLAIMS to the CITY OF LINDON, a Municipal corporation of the State of Utah, 100 North State Street, Lindon, Utah, 84042, Grantee, for the sum of Ten (\$10.00) and other good and valuable considerations, the following described parcel of land in Utah County, State of Utah, to-wit:

A parcel of land in fee, incident to the construction of a freeway known as Project No. MP-I15-6, being part of an entire tract of property, situate in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 31, Township 5 South, Range 2 East, SLB&M. The boundaries of said parcel of land are described as follows:

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Parcel No.I15-6:1887:C
Project No.MP-I15-6(178)245

Beginning at the intersection of the westerly boundary line of said entire tract and the existing northerly right of way line of Lindon City 400 North Street, which point is 1373.75 feet, more or less, S.0°21'57"E (Record 1369.50 feet South) along the Quarter Section line and 409.20 feet S.89°48'23"W (Record 409.20 feet West) from the North Quarter corner of said Section 31; and running thence N.00°21'57"W. 33.87 feet along said westerly boundary line; thence S.89°52'11"E. 99.27 feet to the point of tangency of a 1,042.00-foot radius curve to the right at a point 42.00 feet perpendicularly distant northerly from the centerline of said 400 North Street of said project, opposite approximate Engineers Station 31+15.56; thence Easterly 258.35 feet along the arc of said curve, (chord bears S.82°46'01"E. 257.69 feet); thence S.89°48'23"W. 354.69 feet to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation. The above described parcel of land contains 8,963 square feet in area or 0.206 acres. *ck by JJB 29 March 2010*

Subject to easements, rights, rights of way, reservations, conditions, restrictions, covenants and taxes and assessments of record or enforceable in law or equity.

RESERVING unto Grantor any water rights or rights to the use of water whether appurtenant to the Property or not in which Grantor may have an interest. Grantor does not intend by this deed to transfer any water rights or rights to the use of water and it is Grantor's intent that this conveyance shall not transfer any water rights or rights to the use of water by implication.

Grantor specifically reserves and excepts unto itself all minerals, whether common or precious, coal, carbons, hydrocarbons, oil, gas, petroleum, chemical elements and compounds whether in solid, liquid, or gaseous form, and all steam and other forms of geothermal energy on, in, or under the above described parcel of land **PROVIDED** that said Grantor does not reserve the right to use the subject property or extract minerals or other substances from the subject property above a depth of 500 feet, nor does said Grantor reserve the right to use the surface of the subject property in connection with the rights reserved herein.

[Signatures and acknowledgements on following page]

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Parcel No.I15-6:1887:C
Project No.MP-I15-6(178)245

IN WITNESS WHEREOF, said Grantor has hereto subscribed its name by its authorized officer this 10th day of MAY, 2019.

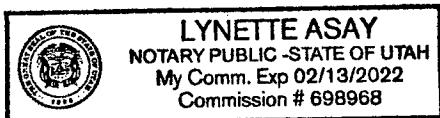
PROPERTY RESERVE, INC.,
a Utah non-profit corporation

By: Ashley Powell
Name: Ashley Powell
Title: President

STATE OF UTAH)
:ss
COUNTY OF SALT LAKE)

On this 10th day of May, 2019, personally appeared before me Ashley Powell, known or satisfactorily proved to me to be the President of Property Reserve, Inc., a Utah non-profit corporation, who acknowledged to me that he signed the foregoing instrument as President for said corporation, and that the said instrument is the free and voluntary act of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument on behalf of said corporation and that said corporation executed the same.

WITNESS my hand and official seal.



Lynette Asay
Notary Public for Utah

Lindon City Attorney
100 North State Street
Lindon, UT 84042-1808



TEL 801-785-5043
FAX 801-785-4510
attorney@lindoncity.org

December 31, 2018

Re: Corrective Quit Claim Deed: Parcel No. 14:059:0035

To Whom it May Concern

As counsel for Lindon City, I am in receipt of the attached Corrective Quit Claim Deed and have reviewed the same. Said deed has been prepared to correct an oversite in a deed originally executed and received by Lindon City on March 29, 2010, and recorded as Instrument No. 33687:2010 on April 26, 2010. The original deed mistakenly identified the owner of said property as the Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints when the subject property was in fact owned by Property Reserve Inc.

I have reviewed the Corrective Quit Claim Deed and found the document meets the intent and purpose of the original deed but with the owner correctly identified. I agree that said deed has been properly executed and effectuates the parties' original designs. As such, I confirm that Lindon City accepts this Corrective Quit Claim Deed and consents to its recording on the City's behalf.

Sincerely,

Brian K. Haws
Lindon City Attorney

Attachment: