

WHEN RECORDED RETURN TO:
Springville City
110 South Main Street
Springville, Utah 84663

ENT 61073:2015 PG 1 of 3
Jeffery Smith
Utah County Recorder
2015 Jul 09 02:03 PM FEE 14.00 BY CLS
RECORDED FOR Title West - Spanish Fork
ELECTRONICALLY RECORDED

SPECIAL WARRANTY DEED

THIS INSTRUMENT is executed as of the 8th day of July, 2015, by the BOARD OF EDUCATION OF NEBO SCHOOL DISTRICT, a body corporate and politic of the State of Utah ("Grantor"), whose address is 350 South Main Street, Spanish Fork, Utah, 84660; in favor of SPRINGVILLE CITY, a Utah municipal corporation ("Grantee"), whose address is 110 South Main Street, Springville, Utah, 84663.

FOR THE SUM OF TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, Grantor hereby conveys and warrants to Grantee against all who claim by, through or under Grantor, but not otherwise, certain real property located in the State of Utah, County of Utah, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

GRANTOR has executed this instrument in favor of Grantee on the date set forth below, to be effective as of the date first set forth above.

GRANTOR:

BOARD OF EDUCATION OF NEBO SCHOOL DISTRICT, a body corporate and politic of the State of Utah

By: Kristen C. Betts
KRISTEN C. BETTS
Board President

By: Tracy D. Olsen
TRACY D OLSEN
Business Administrator

STATE OF UTAH)
 :SS
COUNTY OF UTAH)

On the 8th day of July, 2015, personally appeared before me, a Notary Public in and for the State of Utah, R. DEAN ROWLEY and TRACY D OLSEN, who being by me duly sworn did say that they are the President and Business Administrator, respectively, of the BOARD OF EDUCATION OF NEBO SCHOOL DISTRICT, a body corporate and politic of the State of Utah, the signers of the above instrument, who duly acknowledged to me that they executed the same on behalf of said School District.



Bashawn B. Abbott
Notary Public

68262

EXHIBIT "A"
LEGAL DESCRIPTION

That certain real property located in Utah County, State of Utah, described as follows:

A portion of Tax ID No. 26:041:0028 as described in that certain Warranty Deed in favor of the Board of Education of Nebo School District, recorded on September 26, 2005 as Entry Number 108031:2005, said portion being described as follows:

Beginning S 88°34'56" W 1174.56 feet along the section line and South 599.23 feet from the North ¼ Corner of Section 5, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence South 653.73 feet to a fence line, thence S. 89°50'10" W. 523.62 feet along a fence line, thence N. 00°43'00" W. 660.79 feet to a fence line, thence N. 89°50'32" E. 499.97 feet along a fence line, thence S. 13°41'15" E. 7.71 feet to the remnants of an old fence line, thence N. 88°50'39" E. 30.10 feet along the remnants of an old fence line to the point of beginning.

SUBJECT TO: (i) current taxes and assessments; (ii) rights-of-way, easements, covenants, restrictions, reservations, and other matters of record, other than any mortgage, judgment, or mechanic's lien created by, through or under Grantor; and (iii) discrepancies, conflicts in boundary lines, shortages in area, encroachments, or other facts that a correct survey would disclose.



SPRINGVILLE CITY
JOHN PENROD
CITY ATTORNEY

110 SOUTH MAIN STREET
SPRINGVILLE, UT 84663

OFFICE 801.491.2703
FAX 801.491.7894

jpenrod@springville.org

July 8, 2015


Jeffrey Smith
Utah County Recorder
100 East Center St., #1300
Provo, Utah 84606

RE: SPECIAL WARRANTY DEED

Dear Mr. Smith,

Please record the Special Warranty Deed from the Board of Education of Nebo School District to Springville City, dated July 8, 2015.

Very truly yours,



John Penrod
Springville City Attorney