

WHEN RECORDED, RETURN TO:
Gerald H. Kinghorn
PARSONS, DAVIES, KINGHORN & PETERS
185 South State Street, Suite 700
Salt Lake City, Utah 84111

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ANN B. O'BRIEN-COUNTY OF CARBON
1998 SEP 30 14:57 PM FEE \$17.00 BY
REQUEST: SOUTH EASTERN UTAH TITLE CO

QUITCLAIM DEED

Penta Creek, LLC, a Utah limited liability company, and Magnificent Seven, LLC, a Utah limited liability company, Grantors, of Albert Lea, State of Minnesota, hereby quitclaim to Sunnyside City, a Utah municipal corporation, Grantee, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described real property in Carbon County, State of Utah:

DITCH LINE EAST OF PETERSON SCHOOL AND WATER TANK

A parcel of land located in Carbon County, State of Utah, which is in the Northwest Quarter of Section 5, and the Northeast Quarter of Section 6, Township 15 South, Range 14 East, Salt Lake Base and Meridian, and being more particularly described according to the following courses and distances, to wit;

Beginning at the Northeast Comer of Lot 18, Block 12 of the Sunnyside No. 1 Plat as recorded in Book 3 of Plats, Page 161 in the Carbon County Recorders Office; and running thence South 34°18'22" West (Basis of Bearing), 1,114.50 feet to a point on the Easterly Line of Lot 18, Block 10 Sunnyside Subdivision Plat C; thence along the Northerly Boundary of the recorded subdivision the following courses and distances to wit; thence 392.00 feet along the arc of a non-tangent curve having a radius of 250.00 feet, concave to the South, through a central angle of 90°00'00", having a chord that bears South 79°18'22" West, 353.55 feet; thence South 34°18'22" West, 354.40 feet; thence South 40°41'07" West, 36.40 feet; thence 175.43 feet along the arc of a nontangent curve, having a radius of 425.00 feet, concave to the South, through a central angle of 23°39'00", having a chord that bears South 78°35'39" West, 174.18 feet; thence 69.25 feet along the arc of a compound curve, having a radius of 76.00 feet, concave to the North, through a central angle of 52°54'00", having a chord that bears North 86°46'52" West, 66.81 feet; thence 35.83 feet along the arc of a compound curve, having a radius of 337.00 feet, concave to the Southwest, through a central angle of 6°05'30", having a chord that bears North 63°21'49" West, 35.81 feet to the Northeast Comer of Lot 1, Block 10, Sunnyside Subdivision, Plat C; thence 255.32 feet along the arc of a curve, having a radius of 337.00 feet, concave to the South, through a central angle of 43°24'32", having a chord that bears North 88°07'42" West, 249.26 feet;

thence 783.90 feet along the arc of a compound curve, having a radius of 275.00 feet, concave to the North, through a central angle of $38^{\circ}18'55''$, having a chord that bears South $89^{\circ}21'34''$ West, 180.49 feet; thence 80.93 feet along the arc of a compound curve, having a radius of 377.18 feet; concave to the South, through a central angle of $12^{\circ}17'39''$, having a chord that bears North $77^{\circ}39'48''$ West, 80.78 feet; thence North $0^{\circ}16'20''$ West, 360.00 on the East boundary of the Peterson Elementary School; thence South $89^{\circ}43'40''$ West, 562.06 feet to the intersection of a line 25.0 feet Northerly of an existing drain ditch and the North Line of the Peterson Elementary School; thence along a line 25.00 feet Northerly and parallel with an existing drain ditch the following courses and distances to wit; North $59^{\circ}06'42''$ East, 99.76 feet; thence North $66^{\circ}41'21''$ East, 293.44 feet; thence North $0^{\circ}00'00''$ East, 162.73 feet on the West side of an existing water tank; thence North $90^{\circ}00'00''$ East, 200.00 feet on the North side of an existing water tank; thence South $0^{\circ}00'00''$ East, 224.58 feet along the East side of an existing water tank; thence 25 feet Northeasterly of drain ditch South $57^{\circ}31'49''$ East, 140.13 feet; thence South $46^{\circ}49'38''$ East, 236.08 feet; thence South $66^{\circ}14'50''$ East, 323.05 feet; thence North $88^{\circ}23'18''$ East, 184.53 feet; thence North $28^{\circ}19'00''$ East, 92.60 feet; thence North $50^{\circ}41'51''$ East, 140.37 feet; thence North $35^{\circ}01'25''$ East, 214.78 feet; thence North $28^{\circ}52'35''$ East, 168.30 feet; thence North $56^{\circ}48'09''$ East, 128.34 feet; thence North $71^{\circ}57'40''$ East, 127.52 feet; thence North $52^{\circ}27'48''$ East, 236.26 feet; thence North $49^{\circ}30'19''$ East, 175.46 feet; thence North $31^{\circ}54'33''$ East, 195.35 feet; thence North $44^{\circ}55'33''$ East, 147.84 feet; thence North $26^{\circ}13'16''$ East, 124.96 feet; thence South $54^{\circ}59'02''$ East, 64.68 feet; thence South $34^{\circ}18'22''$ West, 12.97 feet to the Northeast Comer of Lot 18, Block 12 of Sunnyside No. 1 Plat to the point of beginning.

DITCH LINE WEST OF PETERSON SCHOOL


Beginning at a point which is located South $0^{\circ}04'19''$ East, 1,193.69 feet along the Section Line from the Northwest Comer of Section 6, Township 15 South, Range 14 East, Salt Lake Base and Meridian; and running thence along a line which is parallel and 25.0 feet Northerly of an existing drainage ditch line the following courses and distances, to-wit; thence South $63^{\circ}19'50''$ East, 51.26 feet; thence South $54^{\circ}33'49''$ East, 182.19 feet; thence South $39^{\circ}38'21''$ East, 82.19 feet; thence South $19^{\circ}51'06''$ East, 291.21 feet; thence South $31^{\circ}55'09''$ East, 454.19 feet; thence South $15^{\circ}51'22''$ East, 208.05 feet; thence South $58^{\circ}31'22''$ East, 147.58 feet; thence North $64^{\circ}58'59''$ East, 164.71 feet; thence North $25^{\circ}05'38''$ East, 168.68 feet; thence North $1^{\circ}50'51''$ East, 221.93 feet; thence North $43^{\circ}50'13''$ East, 208.89 feet; thence North $73^{\circ}16'05''$ East, 356.03 feet; thence North $87^{\circ}31'45''$ East, 317.48 feet; thence North $84^{\circ}22'31''$ East, 314.46 feet; thence North $51^{\circ}19'10''$ East, 61.80 feet; thence North $2^{\circ}19'54''$ West, 97.58 feet; thence North $13^{\circ}01'28''$ East, 50.04 feet; thence North $44^{\circ}24'12''$ East, 74.95 feet; thence North $82^{\circ}26'31''$ East, 571.75 feet; thence North $59^{\circ}06'42''$ East, 69.63 feet to the West boundary

line of the Peterson Elementary School; thence South 0°16'20" East, 405.61 feet along the West boundary line of the Peterson Elementary School; thence North 89°43'40" East, 409.98 feet along the South boundary line of the Peterson Elementary School; thence leaving said school 784.20 feet along the arc of a non-tangent curve, having a radius of 515.00 feet, concave to the North, through a central angle of 87°14'42", having a chord that bears South 82°52'37" West, 710.60 feet; thence 600.09 feet along the arc of a compound curve, having a radius of 305.00 feet, concave to the Southeast, through a central angle of 112°43'48", having a chord that bears South 65°59'11 " West, 507.88 feet; thence South 11°25'40" West, 52.19 feet to the Northeast Comer of Lot 32, Block 3, Sunnyside Subdivision, Plat A (revised); thence South 87°03'39" West, 275.00 feet; thence North 2°56'21" West, 200.00 feet; thence South 87°03'39" West, 220.00 feet; thence South 2°56'21" East, 200.00 feet; thence South 87°03'39" West, 250.00 feet; thence 659.73 feet along the arc of a curve, having a radius of 420.00 feet, concave to the Southeast, through a central angle of 9°00'00", having a chord that bears South 42°03'39" West, 593.97 feet; thence South 2°56'21" East, 80.00 feet; thence South 87°03'39" West, 310.00 feet to the Northeast Corner of Lot 1, Block 11, Sunnyside Subdivision; thence along the Northeasterly and Northerly boundary of said subdivision the following courses and distances, to-wit: thence North 34°46'51" West, 309.39 feet; thence North 18°41'48" West, 924.87 feet; thence South 71°18'12" West, 136.00 feet; thence South 18°41'48" East, 12.13 feet; thence South 71°18'12" West, 35.36 feet to the West line of said Section 6; thence North 0°04'19" West, 298.09 feet along the section line to the point of beginning.

Contains 23.57 acres, more or less.

WITNESS THE HAND of the Grantors this 25 day of September, 1998.

PENTA CREEK, LLC, a Utah limited liability company

By: 
Greg Jensen
Its: Manager

MAGNIFICENT SEVEN, LLC, a Utah limited liability company

By: [Signature]
Greg Jenson
Its: Manager

STATE OF MINNESOTA)
) : ss
COUNTY OF Freeborn)

On the 25th day of September, 1998 personally appeared before me Greg Jenson who being duly sworn did say that he is the Manager of Penta Creek, LLC, a Utah limited liability company, and Magnificent Seven, LLC, a Utah limited liability company, and that the foregoing Deed was signed on behalf of each limited liability company by authority of the Operating Agreement of each company.

[SEAL]

[Signature]
Notary Public
Residing at: Orange MN
My Commission Expires: 1-31-2000

