

WHEN RECORDED, MAIL TO:

Jason Nichols  
Parsons Behle & Latimer  
201 South Main Street, Suite 1800  
Salt Lake City, Utah 84111

Tax ID No. 23-030-0093

**SPECIAL WARRANTY DEED**

INTERMOUNTAIN POWER AGENCY, a political subdivision of the State of Utah, Grantor, hereby conveys and warrants against all who claim by, through, or under the Grantor to SPRINGVILLE CITY, a municipality of the State of Utah, at 110 South Main Street, Springville, Utah 84663, Grantee, for the sum of Ten Dollars, and other good and valuable considerations, the property located in Utah County, Utah, which is more particularly described in **Exhibit "A"**, which is incorporated herein by this reference.

Together with the benefits, privileges, easements, tenements, hereditaments and appurtenances thereon or in any way appertaining thereto, and any and all right, title, and interest of Grantor in and to adjacent roads, rights-of-way, mineral rights, and easements.

SUBJECT TO all easements, restrictions, rights-of-way and other matters of record or that would be disclosed by a survey or physical inspection of the property, and taxes and assessments for the year 2021 and thereafter.

[SIGNATURE PAGE FOLLOWS]

Letter of Acceptance from Springville City Attached as an Exhibit

This Special Warranty Deed is executed by Grantor to be effective as of January 11 2022.

INTERMOUNTAIN POWER AGENCY, a political subdivision of the State of Utah

By: Cameron R Cowan  
Print Name: Cameron R Cowan  
Title: General Manager

STATE OF Utah,  
COUNTY OF Salt Lake SS.

The foregoing instrument was acknowledged before me this 11 day of January 2022, by Cameron R Cowan the GM of INTERMOUNTAIN POWER AGENCY, a political subdivision of the State of Utah.

Michelle R. Miller  
NOTARY PUBLIC

Residing at: 10653 S. River Front Parkway; Suite 120  
My Commission Expires: 8/30/2023 So. Jordan, Utah  
84095



**EXHIBIT A TO SPECIAL WARRANTY DEED**

**(Legal Description of Property)**

REAL PROPERTY IN THE CITY OF SPRINGVILLE, COUNTY OF UTAH, STATE OF UTAH, DESCRIBED AS FOLLOWS:

COMMENCING NORTH 120.5 FEET AND WEST 670.08 FEET FROM THE EAST QUARTER CORNER OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 10°02'28" EAST 272.69 FEET; THENCE ALONG A CURVE TO THE RIGHT (CHORD BEARS SOUTH 04°51'14" EAST 174.76 FEET, WITH A RADIUS OF 966.5 FEET); THENCE SOUTH 00°20'00" WEST 222.68 FEET; THENCE NORTH 89°34'21" WEST 98.31 FEET; THENCE NORTH 00°12'33" WEST 665.31 FEET; THENCE SOUTH 88°57'20" EAST 39.71 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO, AND LESS AND EXCEPTING ANY LAND CONVEYED BY THAT CERTAIN BOUNDARY LINE AGREEMENT, RECORDED MAY 27, 2010, AS ENTRY NO. 43801:2010.

APN: 23-030-0093



January 18, 2022

Andrea Allen  
Utah County Recorder's Office  
100 East Center St., Suite 1300  
Provo, Utah 84606

Re: SPECIAL WARRANTY DEED  
TAX PARCEL NO: 23:030:0093

Dear Ms. Allen,

This letter certifies that the Special Warranty Deed executed by Intermountain Power Agency for the conveyance of the real property referenced above has been duly approved and accepted by Springville City and that this acknowledgement has been executed by the undersigned in his authorized capacity on behalf of Springville City.

Very truly yours,

A handwritten signature in black ink, appearing to read "Christopher K. Creer", is written over a horizontal line.

Christopher K. Creer  
Springville City Assistant City Attorney