

**QUIT-CLAIM DEED**  
**Deed of Personal Representative**

**Kathy Kley Sprouse, Duly Appointed Personal Representative of the Estate of Gary DeVar Kley Deceased Probate 983900025 Dated February 4, 1998, GRANTOR** of Ogden City, County of Weber, State of Utah, hereby **CONVEY and QUIT-CLAIM**

to: **Kathy Kley Sprouse, Keith DeLou Kley, and Kert Gary Kley,** as joint tenants with full rights of survivorship, **GRANTEES**

of Ogden, County of Weber, State of Utah, for the sum of **TEN DOLLARS** and other good and valuable consideration, the following tract of land in Weber County, State of Utah:

PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 75 FEET WEST AND 170 FEET SOUTH OF THE WEST CITY LIMITS OF OGDEN, UTAH, AS ESTABLISHED 2-4-28, AT THE CENTER OF 24TH STREET, THENCE SOUTH 120 FEET, THENCE WEST 122 FEET, MORE OR LESS, TO A FENCE, THENCE NORTH 1D47'08" EAST 4.90 FEET TO A FENCE CORNER, THENCE NORTH 89D31'50" WEST 30.50 FEET ALONG A FENCE, THENCE NORTH 133.10 FEET, MORE OR LESS, TO THE SOUTHEASTERLY LINE OF THE STATE HIGHWAY, THENCE NORTHEASTERLY ALONG SAID LINE 30 FEET, MORE OR LESS, THENCE SOUTH 43 FEET, MORE OR LESS, TO A POINT 135 FEET WEST OF THE POINT OF BEGINNING, THENCE EAST 135 FEET TO THE POINT OF BEGINNING.

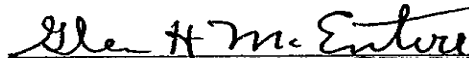
Land Serial No. 14-031-0045

Witness the hand of said grantor, this 11th day of February, A.D. one thousand nine hundred and ninety-eight.

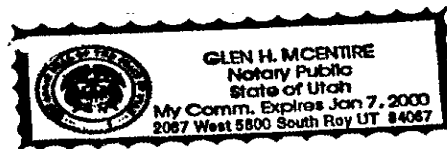
  
**Kathy Kley Sprouse,**  
Personal Representative/Grantor

STATE OF UTAH        )  
                          :SS  
COUNTY OF WEBER    )

On the 11th day of February, A.D. one thousand nine hundred and ninety-eight, personally appeared before me **Kathy Kley Sprouse**, the signer of the foregoing instrument, who duly acknowledged to me that she executed the same.

  
Glen H. McEntire, Notary Public  
2087 West 5800 South  
Roy, Utah 84067

My commission expires: 01-07-2000



E# 1534213 BK1919 PG2223  
DOUG CROFTS, WEBER COUNTY RECORDER  
07-APR-98 339 PM FEE \$12.00 DEP. HB  
REC FOR: KATHEY..KLEY.SPROUSE

ERNEST W. JONES (#1736)  
Attorney for Personal Representative  
2359 West 5750 South  
Roy, Utah 84067  
Telephone: 773-5798

SECOND DISTRICT COURT

1998 FEB -4 P 2: 32

IN THE SECOND DISTRICT COURT  
COUNTY OF WEBER, STATE OF UTAH

IN THE MATTER OF THE ESTATE OF:

LETTERS TESTAMENTARY

Gary DeVar Kley

Deceased.

Probate No.

983900025  
W-B-West

1. Kathey Kley Sprouse, was duly appointed and qualified as personal representative of the estate of the above-named decedent on the 3 day of Feb, 1998.

2. Administration of the estate is unsupervised.

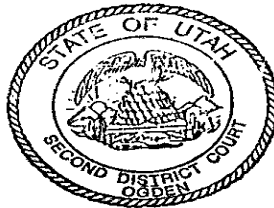
These letters are issued to evidence the appointment, qualification and authority of the said personal representative.

WITNESS my signature and the seal of this court, this 4 day of Feb, 1998.

State of Utah )  
County of Weber ) ss:

I, the undersigned clerk of the district court of Weber County, Utah do hereby certify that the annexed and foregoing is a true and full copy of an original document on file in my office as such clerk, and said letters are still in full force and effect.

Witness my hand and seal of said Court  
this 5 day of Feb 1998  
PAULA CARR, Clerk  
By: Frank Lund Deputy



**PAULA CARR**

CLERK OR REGISTRAR OF THE COURT

By: Frank Lund

E# 1534213 BK1919 PG2224

"THIS IS A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD, SEEK COMPETENT ADVICE."

Recorded at Request of \_\_\_\_\_



\*W1837192\*

at \_\_\_\_\_ M. Fee Paid \$ \_\_\_\_\_

by \_\_\_\_\_ Dep. Book \_\_\_\_\_ Page \_\_\_\_\_ Ref.: \_\_\_\_\_

Mail tax notice to Keith DeLou Kley Address 651 W 2550N  
Harrisville UT 84414

### Quit-Claim Deed

Kathley Kley Sprouse, grantor,  
of Ogden, County of Weber, State of Utah, hereby  
QUIT-CLAIM to

Keith DeLou Kley, grantee,  
of Ogden Utah Weber County,  
for the sum of  
DOLLARS,

the following described tract of land in \_\_\_\_\_ County,  
State of Utah: Weber

See Attached

WITNESS, the hand of said grantor, this \_\_\_\_\_ day of \_\_\_\_\_, A. D.

Signed in the Presence of

Kathley Kley Sprouse

E# 1837192 BK2220 PG1926  
DOUG CROFTS, WEBER COUNTY RECORDER  
29-MAR-2002 155 PM FEE \$13.00 DEP. JPM  
REC FOR: KEITH.DELOU.KILEY

STATE OF UTAH,  
County of Weber ss.  
On the 29th day of March  
Kathley Kley Sprouse  
duly acknowledged to me that She executed the same.



Notary Public  
JENNIFER MELLING  
505 WASHINGTON BLVD  
OGDEN, UT 84404  
My Commission Expires  
MARCH 15, 2005  
STATE OF UTAH

, 2002, personally appeared before me

, the signer of the within instrument, who

Jennifer Melling

Notary Public

My Commission Expires: 3/16/05

Residing at: Ogden

APPROVED FORM - UTAH SECURITIES COMMISSION

DESCRIPTION OF PROPERTY SERIAL NUMBER 14 031 0003 TAXING UNIT

OWNER SPROUSE, KATHEY KLEY ETAL 948 W 26TH ST 25  
OGDEN UT  
84401

DESCRIPTION OF PROPERTY 1990 R/P ACRES; 1.38

PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 1504.86 FEET EAST AND 722 FEET NORTH FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION; RUNNING THENCE EAST 225 FEET; THENCE NORTH 300 FEET; THENCE WEST 197 FEET, MORE OR LESS, TO A FENCE, THENCE ALONG SAID FENCE SOUTH 1D47'08" WEST 295.24 FEET TO A FENCE CORNER, THENCE NORTH 88D59' WEST 21.5 FEET, THENCE SOUTH 4.90 FEET TO THE POINT OF BEGINNING.

COMMENTS

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DESCRIPTION OF PROPERTY SERIAL NUMBER 14 031 0045 TAXING UNIT

OWNER SPROUSE, KATHEY KLEY ETAL 651 W 2550 N 25  
HARRISVILLE UT  
84414

DESCRIPTION OF PROPERTY 1990 R/P ACRES; 0

PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 75 FEET WEST AND 170 FEET SOUTH OF THE WEST CITY LIMITS OF OGDEN, UTAH, AS ESTABLISHED 2-4-28, AT AT THE CENTER OF 24TH STREET, THENCE SOUTH 120 FEET, THENCE WEST 122 FEET, MORE OR LESS, TO A FENCE, THENCE NORTH 1D47'08" EAST 4.90 FEET TO A FENCE CORNER, THENCE NORTH 89D31'50" WEST 30.50 FEET ALONG A FENCE, THENCE NORTH 133.10 FEET, MORE OR LESS, TO THE SOUTHEASTERLY LINE OF THE STATE HIGHWAY, THENCE NORTHEASTERLY ALONG SAID LINE 30 FEET, MORE OR LESS, THENCE SOUTH 43 FEET, MORE OR LESS, TO A POINT 135 FEET WEST OF THE POINT OF BEGINNING, THENCE EAST 135 FEET TO THE POINT OF BEGINNING.

COMMENTS

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\*W1837476\*

"THIS IS A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD, SEEK COMPETENT ADVICE."

Recorded at Request of \_\_\_\_\_

at \_\_\_\_\_ M. Fee Paid \$ \_\_\_\_\_

by \_\_\_\_\_ Dep. Book \_\_\_\_\_ Page \_\_\_\_\_ Ref.: \_\_\_\_\_

Mail tax notice to Keith Kley Address 651 W 2550 N, Harrisville UT 84414

### Quit-Claim Deed

Kert Gary Kley  
of Las Vegas Nev., County of Clark, State of Utah, hereby  
QUIT-CLAIM to

Keith Kley  
of Harrisville Utah, Weber County,  
the following described tract of land in Non Thousand Dollars \$ 10,000 State of Utah,  
County, \_\_\_\_\_

Serial # 14 031 0045

and

Land

Serial # 14 031 0003

See attached.

E# 1837476 BK2221 PG288  
DOUG CROFTS, WEBER COUNTY RECORDER  
01-APR-2002 1137 AM FEE \$15.00 DEP JPM  
REC FOR: KEITH.KLEY

WITNESS, the hand of said grantor, this 28th day of March 2002, A. D.

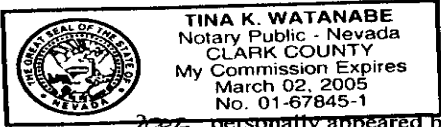
Signed in the Presence of

[Signature]

STATE OF <sup>NEVADA</sup> ~~UTAH~~,  
County of CLARK ss.

On the 28th day of MARCH, 2002,

KERT G KLEY, the signer of the within instrument, who  
duly acknowledged to me that he executed the same.



Tina Watanabe  
FOR KERT G. KLEY ONLY  
Residing at: LAS VEGAS, NV  
Notary Public

My Commission Expires: MARCH 28, 2002

APPROVED FORM - UTAH SECURITIES COMMISSION

DESCRIPTION OF PROPERTY SERIAL NUMBER 14 031 0045 <sup>05</sup> TAXING UNIT

OWNER SPROUSE, KATHEY KLEY ETAL 651 W 2550 N 25  
HARRISVILLE UT  
84414

DESCRIPTION OF PROPERTY 1990 R/P ACRES; 0

PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 75 FEET WEST AND 170 FEET SOUTH OF THE WEST CITY LIMITS OF OGDEN, UTAH, AS ESTABLISHED 2-4-28, AT AT THE CENTER OF 24TH STREET, THENCE SOUTH 120 FEET, THENCE WEST 122 FEET, MORE OR LESS, TO A FENCE, THENCE NORTH 1D47'08" EAST 4.90 FEET TO A FENCE CORNER, THENCE NORTH 89D31'50" WEST 30.50 FEET ALONG A FENCE, THENCE NORTH 133.10 FEET, MORE OR LESS, TO THE SOUTHEASTERLY LINE OF THE STATE HIGHWAY, THENCE NORTHEASTERLY ALONG SAID LINE 30 FEET, MORE OR LESS, THENCE SOUTH 43 FEET, MORE OR LESS, TO A POINT 135 FEET WEST OF THE POINT OF BEGINNING, THENCE EAST 135 FEET TO THE POINT OF BEGINNING.

COMMENTS

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E# 1837476 BK2221 P6289

DESCRIPTION OF PROPERTY SERIAL NUMBER 14 031 0003 TAXING UNIT

OWNER SPROUSE, KATHEY KLEY ETAL 948 W 26TH ST 25  
OGDEN UT  
84401

DESCRIPTION OF PROPERTY 1990 R/P ACRES; 1.38

PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 6 NORTH,  
RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A  
POINT 1504.86 FEET EAST AND 722 FEET NORTH FROM THE SOUTHWEST  
CORNER OF SAID QUARTER SECTION; RUNNING THENCE EAST 225 FEET;  
THENCE NORTH 300 FEET; THENCE WEST 197 FEET, MORE OR LESS,  
TO A FENCE, THENCE ALONG SAID FENCE SOUTH 1D47'08" WEST  
295.24 FEET TO A FENCE CORNER, THENCE NORTH 88D59' WEST  
21.5 FEET, THENCE SOUTH 4.90 FEET TO THE POINT OF BEGINNING.

COMMENTS

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E# 1837476 BK2221 PG290



\*W2375641\*

PHILIP C. PATTERSON – #2540  
Attorney for Plaintiff  
419 – 27<sup>th</sup> Street  
Ogden, Utah 84401  
Telephone: (801) 394-7704  
Facsimile: (801) 436-1083

E# 2375641 PG 1 OF 11  
ERNEST D ROWLEY, WEBER COUNTY RECORDER  
17-NOV-08 1106 AM FEE \$30.00 DEP SPY  
REC FOR: PHILIP C. PATTERSON

IN THE SECOND JUDICIAL DISTRICT COURT, STATE OF UTAH  
WEBER COUNTY, OGDEN DEPARTMENT

CLAUDE H. NIX INVESTMENT,  
COMPANY LLC AND NIX  
HOLDINGS LC,  
Plaintiffs,

BOUNDARY LINE AGREEMENT

v.

KEITH DELOU KLEY AND  
DOES 1-10,  
Defendant.

Civil No: 080900929  
Judge: Michael D. Lyon

Claude H. Nix Investment Company LLC and Nix Holdings LC, and the defendant Keith Delou Kley each agree as follows:

1. Claude H. Nix Investment Company LLC and Nix Holdings LC are the record owners of two contiguous parcels of real property located in Weber County, Utah. These two parcels of real property are identified by Tax Id. No. 14-031-0004 and by Tax Id. No. 14-031-0049.

2. The defendant Keith Delou Kley is the record owner of two contiguous parcels of real property located in Weber County, Utah. These two parcels of real property are identified by Tax Id. No. 14-031-0045 and by Tax Id. No. 14-031-0003.

3. The two Nix properties and the two Kley properties are contiguous to each other and share a common east/west boundary line. Attached to this Boundary Line Agreement is a portion of the Weber County Recorders Office plat map for the subject real properties, a copy of

14-031-0004, 0049, 0003, 0045=A.



a recorded Special Warranty Deed identifying the two Kley parcels of real property and a copy of a recorded Warranty Deed identifying the two Nix parcels of real property.

4. The identified recorded deeds and the identified record plat map confirm that Claude H. Nix Investment Company LLC and Nix Holdings LC are the owners of two contiguous parcels of real property (Tax Id. No. 14-031-0049 and Tax Id. No. 14-031-0004) on the west side of the boundary line and that Keith Delou Kley is the owner of two contiguous parcels of real property (Tax Id. No. 14-031-0045 and Tax Id. No. 14-031-0003) on the east side of the boundary line.

5. The two parcels of real property owned by Claude H. Nix Investment Company LLC and Nix Holdings LC respectively and the two parcels of real property owned by the defendant Keith Delou Kley have been separated by an existing fence line which has been in existence for a period of time. This fence line has been recognized by Claude H. Nix Investment Company LLC and Nix Holdings LC on the one hand and Keith Delou Kley on the other hand as being the east/west boundary between their respective ownerships and that of their predecessors during its existence.

6. A recent survey had confirmed for each of the named parties that the possession/fence line as evidenced neither coincides nor agrees with the record titles of each of the parties named within this Boundary Line Agreement.

7. Claude H. Nix Investment Company LLC and Nix Holdings LC on the one hand and Keith Delou Kley on the other hand each desire and intend that the existing east/west fence line shall be officially established as the east/west boundary line between the properties of the parties hereto. Each of the parties shall have title to the property within its/his possession, and that the

record ownership and tax assessments shall be made to coincide with the identified east/west possession line.

8. In consideration of the premises and of the mutual benefits of each of the parties to this Boundary Line Agreement, and in further consideration of the sum of \$10.00 paid by Claude H. Nix Investment Company LLC and Nix Holdings LC to Keith Delou Kley and in consideration of the sum of \$10.00 paid by Keith Delou Kley to Claude H. Nix Investment Company LLC and Nix Holdings LC, the receipt of which is hereby acknowledged, it is hereby agreed and confirmed by and between Claude H. Nix Investment Company LLC and Nix Holdings LC on the one hand and Keith Delou Kley on the other hand as follows:

The east/west boundary line between the two parcels of real property owned by Claude H. Nix Investment Company LLC and Nix Holdings LC on the one hand and the identified two parcels of real property owned by the defendant Keith Delou Kley on the other hand shall be along the line of the fence/possession which is described by a recent survey as:

A PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE PROJECTION OF AN EXISTING FENCE LINE FROM THE SOUTH BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF PENNSYLVANIA AVENUE LOCATED NORTH 01°04'34" EAST 981.00 FEET ALONG THE WEST LINE OF SAID SECTION AND NORTH 90°00'00" EAST 1376.01 FEET AND ALONG SAID RIGHT-OF-WAY LINE TO THE LEFT ALONG THE ARC OF A 4954.20 FOOT RADIUS CURVE, A DISTANCE OF 225.37 FEET, CHORD BEARS NORTH 41°58'05" EAST 225.35 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; RUNNING THENCE SOUTH 01°38'53" WEST 443.55 FEET ALONG SAID FENCE LINE PROJECTION AND THEN SAID FENCE LINE.

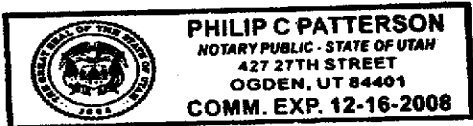
DATED: This 17 day of ~~June~~ <sup>Nov</sup> 2008.

Claude H. Nix Investment Company LLC

BY: Claude H. Nix  
Claude H. Nix  
Manager

STATE OF UTAH )  
                  :SS  
COUNTY OF WEBER)

On ~~June~~ <sup>Nov</sup> 17 2008 personally appeared before me CLAUDE H. NIX, a manager of Claude H. Nix Investment Company LLC, a signor of the within Boundary Line Agreement who duly acknowledged to me that he executed the same.



Philip C. Patterson  
Notary Public

DATED: This 17 day of ~~June~~ <sup>Nov</sup> 2008.

Nix Holdings LC

BY: Claude H. Nix  
Claude H. Nix  
Manager

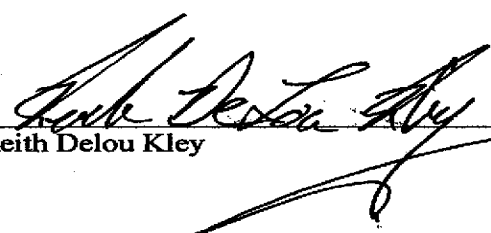
STATE OF UTAH )  
                  :SS  
COUNTY OF WEBER)

On ~~June~~ <sup>Nov</sup> 17 2008 personally appeared before me CLAUDE H. NIX, a manager of Nix Holding LC, a signor of the within Boundary Line Agreement who duly acknowledged to me that he executed the same.



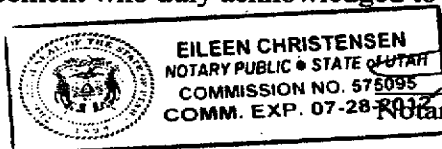
Philip C. Patterson  
Notary Public

DATED: This 7 day of ~~June~~ <sup>November</sup> 2008.

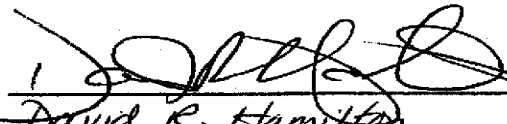
  
Keith Delou Kley

STATE OF UTAH )  
:SS  
COUNTY OF WEBER)

On ~~June~~ <sup>Nov</sup> 7 2008 personally appeared before me KEITH DELOU KLEY, a signor of the within Boundary Line Agreement who duly acknowledged to me that he executed the same.

  
EILEEN CHRISTENSEN  
NOTARY PUBLIC • STATE OF UTAH  
COMMISSION NO. 575095  
COMM. EXP. 07-28-2012  
Notary Public

Dated this 7 day of November, 2008

  
David R. Hamilton  
Attorney for Defendant



May 29, 2008

Phillip Patterson  
427 27<sup>th</sup> Street  
Ogden, Utah 84401

Re: Claude Nix Boundary Survey.

Dear Phil,

I am sending you 3 copies of the updated survey for Claude Nix. As we discussed over the phone, I would suggest that you have the boundary line agreement signed by Nix and Kley using the description from our drawing labeled "As Surveyed Boundary Line Agreement along East Property Line". I included a copy of a boundary line agreement form we are using on another survey we are doing in Weber Co. Once the boundary line agreement has been filed, then have Nix record to Nix the description labeled "As-Surveyed Property Description Adjusted to Fence on East, South and West". This will in turn replace to two existing tax id's with one.

I trust this is satisfactory and meets your needs. If you have any questions or need more information, please call.

Respectfully;  
Hansen and Associates, Inc.

A handwritten signature in black ink, appearing to read 'K. Greg Hansen', is written over the typed name.

K. Greg Hansen, Pres., P.L.S.

171 N

USLRR  
140310039

TU 25

813.32' ±

144'

JOHN L COONEY JR &  
LENORE L COONEY TRUSTEES

140310007

TU 25

180'

121.5'

300' ±

NIX HOLDINGS LC

140310004

CLAUDE H NIX  
INVEST CO LLC

TU 25 1.05 AC ±

(140310049)  
7797 SQ FT TU 25

450' ±

S 0°04' W 300.14' 299.87'

N 01°47'08" E 295.24'

S 88°59' E  
21.5'

225'

KEITH DELOU KLEY  
140310003  
TU 25

197' ±

N 89°31'50" W  
30.50'

133.10'

KEITH DELOU KLEY  
140310045  
18208 SQ FT  
TU 25

120'

UNSUBMITTED  
140310002  
135' TU 25

122' ±

253'

LADEEN UDINK  
& LAWRENCE RAY I

TU 25 140310001

253'

75'

N 1°26' E

JOHN L COONEY III  
& CHRISTOPHER L  
COONEY

140310006

TU 25

125'

144'

140310005

TU 25 144'

57.5'

JOHN L COON  
& CHRISTOPHER  
COONEY

722' N

???

33' CAPI  
33' STRE

33

PAGE

SEE

33

PAGE

SEE

FIRST AMERICAN TITLE  
No. W-71042

SPECIAL WARRANTY DEED

PACIFICORP, an Oregon corporation (successor in interest by merger to Utah Power & Light Company, a Utah corporation), Grantor, hereby conveys and warrants to GARY KELLY, a single man, Grantee, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described land situate in Weber County, State of Utah:

Two tracts of land situate in the SW1/4 of Section 30, Township 6 North, Range 1 West, Salt Lake Meridian, described as follows:

A part of the Southwest Quarter of Section 30, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point 75 feet west and 170 feet south of the west city limits of Ogden, Utah, as established February 4, 1928, at the center of 24th Street, thence South 120 feet, thence West 122 feet, more or less, to a fence, thence North 1° 47' 08" East 4.90 feet to a fence corner, thence North 89° 31' 50" West 30.50 feet along a fence, thence North 119.10 feet, more or less, to the southeasterly line of the state highway, thence northeasterly along said line 30 feet, more or less, thence South 43 feet, more or less, to a point 135 feet West of the point of beginning, thence East 135 feet to the point of beginning, and

14-031-0045

Part of the Southwest Quarter of Section 30, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point 1,504.86 feet East and 722 feet North from the southwest corner of said quarter section; running thence East 225 feet; thence North 500 feet; thence West 197 feet, more or less, to a fence, thence along said fence south 1° 47' 08" West 295.24 feet to a fence corner, thence North 88° 59' 00" West 21.5 feet, thence South 4.90 feet to the point of beginning.

14-031-0003

Subject to easements, restrictions and rights of any currently of record and/or enforceable in law or equity and the general property taxes for the year 1994 and thereafter.

Said property is subject to a partial release of mortgage.

Grantor specially warrants the right, title and interest hereinafter conveyed against the claims of any persons claiming by, through or under R, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed by and

14-031-0003  
14-031-0045  
WEBER COUNTY RECORDER  
01-08-94 449 PM FILE 113-00 113-00  
REC FOR FIRST AMERICAN TITLE

FILED  
WEBER COUNTY RECORDER  
01-08-94 449 PM  
113-00 113-00

EXHIBIT "A"

G 1304755 81725 N1610

through its duly authorized representatives this 20th day of July, 1994.

PACIFICORP, an Oregon Corporation,

By Thomas W. Fougere  
its Vice President

STATE OF UTAH

COUNTY OF SALT LAKE

On this 20th day of July 1994, personally appeared before me Thomas W. Fougere, who being duly sworn did say that he is a Vice President of PacificCorp, an Oregon corporation, and that the within and foregoing instrument was signed by authority of said corporation and said Vice President duly acknowledged to me that said corporation executed the same.

Helen Louise Riddle  
Notary Public  
Residing at: Salt Lake City, Utah  
My Commission expires: 5/1/95





w64557  
WHEN RECORDED MAIL TO:  
NIX HOLDINGS L.C.  
3295 TAYLOR  
OGDEN, UTAH 84403

#2167032  
# 2167032 PG 1 OF 2  
DOUG CROFTS, WEBER COUNTY RECORDER  
17-MAR-06 3:32 PM FEE \$13.00 DEP JM  
REC FOR: MOUNTAIN VIEW TITLE - OGDEN  
ELECTRONICALLY RECORDED

WARRANTY DEED

CLAUDE H. NIX INVESTMENTS COMPANY, LLC

, grantor

of OGDEN, County of WEBER, State of UTAH  
hereby CONVEY and WARRANT to

NIX HOLDINGS, L.C.

grantee,

of 3295 TAYLOR, OGDEN, UTAH 84403  
for the sum of Ten Dollars and other good and valuable consideration,  
the following tract of land in WEBER County, State of Utah:

SEE ATTACHED LEGAL

THIS DOCUMENT RECORDED SOLELY  
COURTESY RECORDING  
AGENCY ON THE CONTENT THEREOF.  
THE PARTIES NAMED HEREIN IN THIS  
CO. HEREBY EXPRESSLY DISCLAIM ANY  
RESPONSIBILITY OR LIABILITY FOR THE  
EMI

Subject to easements, restrictions and rights of way of record.

WITNESS, the hands of said grantors, this \_\_\_\_\_ day of \_\_\_\_\_, 2006

Signed in the presence of

CLAUDE H. NIX INVESTMENTS COMPANY, LLC

By: Claude H. Nix

By: \_\_\_\_\_

By: \_\_\_\_\_ MEMBER(S)/MANAGER(S)

STATE OF UTAH  
COUNTY OF WEBER )

On the 16<sup>th</sup> day of March, 2006, A.D. 2006, personally appeared before me  
CLAUDE H. NIX known to me to be a member/manager  
or designated agent of the limited liability company that executed the  
instrument and acknowledged the instrument to be the free and voluntary  
act and deed of the limited liability company, by authority of statute,  
its articles of organization or its operating agreement, for the uses  
and purposes therein mentioned, and on oath state that he or she is  
authorized to execute this instrument and in fact executed the  
instrument on behalf of the limited liability company.

CHRISTIAN N GEORGE  
Notary Public  
State of Utah  
My Commission Expires Nov. 2006  
755 S. Main St., Ste. 100, Boonville, UT 84010

Christian N. George  
Notary Public  
residing at: Boonville, Utah  
commission expires 11 Nov 2006

W64557

## PARCEL 1:

PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY; BEGINNING AT A POINT 20.96 CHAINS EAST AND 722 FEET NORTH FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION; RUNNING THENCE EAST 121.5 FEET; THENCE NORTH 450 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE STATE HIGHWAY; THENCE SOUTHWESTERLY ALONG SAID SOUTH LINE OF SAID HIGHWAY TO A POINT NORTH OF THE POINT OF BEGINNING; THENCE SOUTH 300 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

## PARCEL 2:

A TRACT OF LAND SITUATE IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT AN EXISTING FENCE LINE AT A POINT 726.90 FEET NORTH 00 DEG 04 MIN EAST AND 1504.86 FEET NORTH 89 DEG 31 MIN 50 SEC EAST, MORE OR LESS, FROM THE SOUTHWEST CORNER OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND RUNNING THENCE NORTH 1 DEG 47 MIN 08 SEC EAST 300.14 FEET ALONG AN EXISTING FENCE LINE TO A FENCE CORNER; THENCE SOUTH 88 DEG 59 MIN EAST 21.5 FEET ALONG SAID FENCE LINE TO A FENCE CORNER, THENCE NORTH 89 DEG 31 MIN 50 SEC WEST 30.50 FEET ALONG AN EXISTING FENCE LINE, THENCE SOUTH 0 DEG 04 MIN WEST 299.87 FEET TO THE POINT OF BEGINNING.

PARCEL 1: SERIAL NUMBER: 14-031-0004 4

PARCEL 2: SERIAL NUMBER: 14-031-0049