

WHEN RECORDED MAIL TO:  
Thanksgiving Station, LLC  
3400 Ashton Blvd 180  
Lehi, Utah 840403

ENT41375:2016 PG 1 of 2  
**Jeffery Smith**  
**Utah County Recorder**  
2016 May 10 04:41 PM FEE 12.00 BY JB  
RECORDED FOR Artisan Title  
ELECTRONICALLY RECORDED

## QUIT CLAIM DEED

**Bushman Management, LLC**, grantor, of Lehi, County of Utah, State of Utah,

hereby QUIT-CLAIM to

Thanksgiving Station, LLC

, grantees, of Lehi, County of Utah, State of Utah

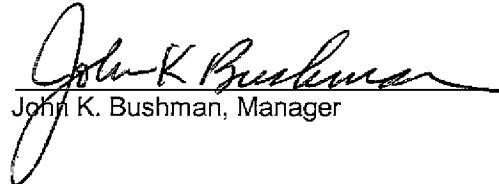
for the sum of TEN AND NO/DOLLARS and other good and valuable consideration, the following tract of land  
in County State of , to-wit

See attached Exhibit "A"

12-029-0023

WITNESS, the hand of said grantors, this 10th day of May, 2016  
Signed in the presence of

Bushman Management, LC

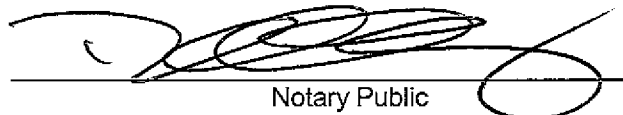
  
John K. Bushman, Manager

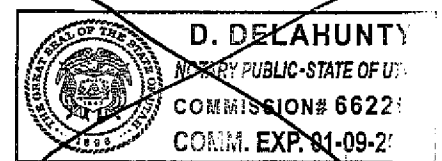
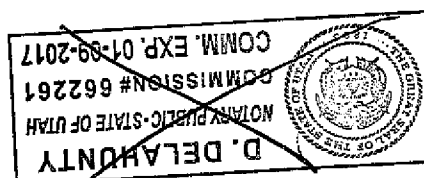
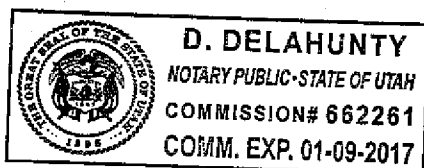
STATE OF UTAH

)ss.

County of SALT LAKE

On the 10th day of May, 2016 personally appeared before me John K. Bushman the manager of Bushman Management, LC, the signers of the foregoing instrument, who duly acknowledged to me that they executed the same.

  
Notary Public



Beginning at a point North 1370.64 feet and West 2361.12 feet from the East Quarter Corner of Section 6, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running thence West 33.27 feet; thence North 21°57'56" East 457.86 feet; thence South 18°0'0" West 446.49 to the point of beginning.

WHEN RECORDED MAIL TO:  
Thanksgiving Station, LLC  
3400 Ashton Blvd #180  
Lehi, Utah 84043

### WARRANTY DEED

**THANKSGIVING HOLDINGS, LLC A UTAH LIMITED LIABILITY COMPANY**

Grantor,

of LEHI, County of UTAH, State of UTAH  
hereby CONVEY and WARRANTY to

**THANKSGIVING STATION, LLC A UTAH LIMITED LIABILITY COMPANY**

Grantee,

of LEHI, County of UTAH, State of UTAH, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in SALT LAKE, State of UT, to-wit

SEE EXHIBIT "A"

11-032-0410  
12-028-0064  
12-029-0041

LESS AND EXCEPTING any and all water rights associated herewith.

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2011 taxes and thereafter.

WITNESS the hand of said grantor, this 27 day of SEPTEMBER, 2011

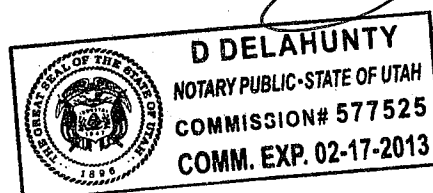
THANKSGIVING HOLDINGS, LLC  
A UTAH LIMITED LIABILITY COMPANY

  
ANDREW BYBEE, AUTHORIZED AGENT

STATE OF UTAH                    )  
  :ss  
COUNTY OF Salt Lake        )

On the 27 DAY OF SEPTEMBER, 2011 personally appeared before me ANDREW BYBEE THE AUTHORIZED AGENT OF THANKSGIVING HOLDINGS, LLC A UTAH LIMITED LIABILITY COMPANY, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

  
Notary Public



Commencing at a point South 00°14'20" East 178.34 feet along the Section line and East 689.01 feet from the Northwest corner of Section 6, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence along the right-of-way line of Ashton Blvd. the next six (6) courses: East 285.83 feet; thence North 00°00'03" West 11.0 feet; thence 540.88 feet along the arc of a non-tangent 635 foot radius curve to the right (chord bears South 65°35'55" East 524.68 feet); thence South 41°11'49" East 211.15 feet; thence 1138.66 feet along the arc of a 715 foot radius curve to the left (chord bears South 86°49'11" East 1022.09 feet); thence North 47°33'27" East 122.35 feet; thence leaving said right-of-way South 44°29'47" East 549.08 feet; thence South 18°00'53" West 423.82 feet along a less and excepting parcel line Entry No. 121924, Book 5277, Page 437; thence North 89°59'07" West 36.28 feet; thence South 21°57'46" West 29.50 feet; thence West 246.77 feet along said Special Warranty Deed; thence South 00°49'24" West 1.18 feet to the Northeast corner of Pointe Meadows Phase IX; thence North 89°44'51" West 1993.50 feet along the North line of Pointe Meadows Subdivision and the Northwest corner of said subdivision Phase II; thence North 00°21'02" West 9.25 feet; thence 260.26 feet along the arc of a 840 foot radius curve to the left (chord bears North 7°53'28" East 259.22 feet); thence North 00°59'06" West 280.96 feet; thence North 00°58'24" West 606.37 feet to the point of beginning.

Less and Excepting the following described property deeded to Lehi City Corporation in Quit-Claim Deed recorded February 28, 2001 as Entry No. 16986:2011:

Beginning at a point on the Southerly line of Ashton Blvd. located 682.35 feet South 0°14'20" East along the Section line and 2516.82 feet North 89°45'40" East from the Northwest corner of Section 6, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running thence Northeasterly along the arc of a 715.00 foot radius curve to the left a distance of 20.35 feet (center bears North 32°58'35" West, central angle equals 1°37'51" and long chord bears North 56°12'30" East 20.35 feet) along the Southerly line of said Ashton Blvd.; thence South 44°26'15" East 299.10 feet to a point of curvature; thence Southeasterly along the arc of a 1020.00 foot radius curve to the right a distance of 441.99 feet (central angle equals 24°49'39" and long chord bears South 32°01'26" East 438.54 feet) to Grantor's Southerly property line; thence South 18°00'43" West 67.95 feet along said property line; thence Northwesterly along the arc of a 980.00 foot radius curve to the left a distance of 478.50 feet (center bears South 73°32'17" West, central angle equals 27°58'32" and long chord bears North 30°26'59" West 473.76 feet) to a point of tangency; thence North 44°26'15" West 307.21 feet to the Southerly line of Ashton Blvd.; thence Northeasterly along the arc of a 715.00 foot radius curve to the left a distance of 20.47 feet (center bears North 31°20'10" West, central angle equals 1°38'25" and long chord bears North 57°50'38" East 20.47 feet) along said Southerly line to the point of beginning.

Tax I.D. No. 12:028:0064 and 12:029:0041

The intent of this deed is to combine these two parcel numbers into a single tax parcel number.

Commencing at a point North 00°01'25" West 1038.88 feet along the Section line and East 1279.19 feet from the Southwest corner of Section 31, Township 4 South, Range 1 East, Salt Lake Base and Meridian, said point being on the Westerly right of way line of Thanksgiving Way; thence South 41°46'23" East 1506.51 feet along said Westerly right of way line to a point on Ashton Blvd; thence along Ashton Blvd. 120.73 feet along the arc of a 2540.00 foot radius curve to the left (chord bears South 43°08'05" East 120.72 feet) thence along Ashton Blvd. South 44°29'47" East 402.72 feet; thence along Ashton Blvd. South 47°33'28" West 119.47 feet; thence along Ashton Blvd. 1011.26 feet along the arc of a 635 foot radius curve to the right (chord bears North 86°49'10" West 907.73 feet); thence along Ashton Blvd. North 41°11'49" West 211.15 feet; thence along Ashton Blvd. 609.02 feet along the arc of a 715 foot radius curve to the left (chord bears North 65°35'54" West 590.78 feet); thence along Ashton Blvd. North 00°00'03" East 11 feet; thence West along Ashton Blvd. 287.56 feet to the East line of 2300 West Street; thence along the East boundary line of 2300 West Street the following three (3) courses: North 0°58'24" West 280.15 feet; thence 604.56 feet along the arc of a 685 foot radius curve to the right (chord bears North 24°18'37" East 585.12 feet); thence North 49°35'38" East 465.69 feet to the point of beginning.

Tax I.D. No. 11:032:0410

4851

WHEN RECORDED MAIL TO:  
Thanksgiving Station, LLC  
3400 Ashton Blvd #180  
Lehi, Utah 84043

ENT 99433:2015 PG 1 of 2  
Jeffery Smith  
Utah County Recorder  
2015 Nov 02 02:16 PM FEE 13.00 BY CLS  
RECORDED FOR Artisan Title  
ELECTRONICALLY RECORDED

## QUIT CLAIM DEED

Lehi City, a Utah municipal corporation, grantor, of Lehi, County of Utah, State of , Utah

hereby QUIT-CLAIM to

Thanksgiving Station, LLC, grantees, of Lehi, County of Utah, State of Utah, ,

for the sum of TEN AND NO/DOLLARS and other good and valuable consideration, the following tract of land  
in County State of , to-wit

See Attached Exhibit "A"

12-029-0041

WITNESS, the hand of said grantors, this 2 day of <sup>November</sup>~~October~~, 2015  
Signed in the presence of

Lehi City, a Utah municipal corporation

By:  
Its:

STATE OF UTAH

)ss.

County of UTAH

On the 2 day of <sup>November</sup>~~October~~, 2015 personally appeared before me Bert Wilson THE  
Mayor OF Lehi City, a Utah municipal corporation.



Teisha M Wilson  
Notary Public

**EXHIBIT "A"****VACATED DESCRIPTION**

Commencing at a point which is South  $00^{\circ}14'20''$  East 705.49 feet along the section line and East 2171.94 feet from the Northwest Corner of Section 6, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence Northeasterly 425.93 feet along the arc of a 635.00 foot radius curve to the left, through a central angle of  $38^{\circ}25'54''$  the cord of which bears North  $66^{\circ}46'24''$  East 417.99 feet; thence North  $47^{\circ}33'28''$  East 119.47 feet; thence South  $44^{\circ}29'47''$  East 80.05 feet; thence South  $47^{\circ}33'27''$  West 122.34 feet; thence Southwesterly 231.24 feet along the arc of a 715.00 foot radius curve to the right, through a central angle of  $18^{\circ}31'50''$  the cord of which bears South  $56^{\circ}49'22''$  West 230.24 feet; thence Northwesterly 247.17 feet along the arc of a 815.00 foot radius curve to the left, through a central angle of  $17^{\circ}22'36''$  the cord of which bears North  $85^{\circ}17'51''$  West 246.23 feet to the point of beginning. Parcel contains: 0.75 acres

Said are property is being conveyed in fee simple ownership but shall as a permanent public utility easement in favor of Lehi City.

Also

A part of the North Half of Section 6, Township 5 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey in Utah County:

Beginning at a point on the Southerly Line of Ashton Boulevard located 682.35 feet South  $0^{\circ}14'20''$  East along the Section Line; and 2516.82 feet North  $89^{\circ}45'40''$  East from the Northwest Corner of said Section 6; and running thence Northeasterly along the arc of a 715.00 foot radius curve to the left a distance of 20.35 feet (Center bears North  $32^{\circ}58'35''$  West, Central Angle equals  $1^{\circ}37'51''$  and Long Chord bears North  $56^{\circ}12'30''$  East 20.35 feet) along the Southerly Line of said Ashton Boulevard; thence South  $44^{\circ}26'15''$  East 299.10 feet to a point of curvature; thence Southeasterly along the arc of a 1020.00 foot radius curve to the right a distance of 441.99 feet (Central Angle equals  $24^{\circ}49'39''$  and Long Chord bears South  $32^{\circ}01'26''$  East 438.54 feet to Grantors Southerly Property Line; thence South  $18^{\circ}00'43''$  West 67.95 feet along said Property Line; thence Northwesterly along the arc of a 980.00 foot radius curve to the left a distance of 478.50 feet (Center bears South  $73^{\circ}32'17''$  West, Central Angle equals  $27^{\circ}58'32''$  and Long Chord bears North  $30^{\circ}26'59''$  West 473.76 feet) to a point of tangency; thence North  $44^{\circ}26'15''$  West 307.21 feet to the Southerly Line of Ashton Boulevard; thence Northeasterly along the arc of a 715.00 foot radius curve to the left a distance 20.47 feet (Center bears North  $31^{\circ}20'10''$  West, Central Angle equals  $1^{\circ}38'25''$  and Long Chord bears North  $57^{\circ}50'38''$  East 20.47 feet) along said Southerly line to the point of beginning.

4851

WHEN RECORDED MAIL TO:  
Thanksgiving Station, LLC  
3400 Ashton Blvd #180  
Lehi, Utah 84043

ENT120753:2016 PG 1 of 2  
Jeffery Smith  
Utah County Recorder  
2016 Dec 01 09:02 AM FEE 0.00 BY VP  
RECORDED FOR Artisan Title  
ELECTRONICALLY RECORDED

## QUIT CLAIM DEED

Lehi City, a Utah municipal corporation, grantor, of Lehi, County of Utah, State of , Utah  
hereby QUIT-CLAIM to

Thanksgiving Station, LLC, grantees, of Lehi, County of Utah, State of Utah, ,

for the sum of TEN AND NO/DOLLARS and other good and valuable consideration, the following tract of land  
in County State of , to-wit

See Attached Exhibit "A"

12-029-0041

WITNESS, the hand of said grantors, this 2 day of <sup>November</sup>~~October~~, 2015  
Signed in the presence of

Lehi City, a Utah municipal corporation

By:  
Its:

STATE OF UTAH

)ss.

County of UTAH

On the 2 day of <sup>November</sup>~~October~~, 2015 personally appeared before me Bert Wilson THE  
Mayor OF Lehi City, a Utah municipal corporation.



Teisha M Wilson  
Notary Public



**EXHIBIT "A"****VACATED DESCRIPTION**

Commencing at a point which is South  $00^{\circ}14'20''$  East 705.49 feet along the section line and East 2171.94 feet from the Northwest Corner of Section 6, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence Northeasterly 425.93 feet along the arc of a 635.00 foot radius curve to the left, through a central angle of  $38^{\circ}25'54''$  the cord of which bears North  $66^{\circ}46'24''$  East 417.99 feet; thence North  $47^{\circ}33'28''$  East 119.47 feet; thence South  $44^{\circ}29'47''$  East 80.05 feet; thence South  $47^{\circ}33'27''$  West 122.34 feet; thence Southwesterly 231.24 feet along the arc of a 715.00 foot radius curve to the right, through a central angle of  $18^{\circ}31'50''$  the cord of which bears South  $56^{\circ}49'22''$  West 230.24 feet; thence Northwesterly 247.17 feet along the arc of a 815.00 foot radius curve to the left, through a central angle of  $17^{\circ}22'36''$  the cord of which bears North  $85^{\circ}17'51''$  West 246.23 feet to the point of beginning. Parcel contains: 0.75 acres

Said are property is being conveyed in fee simple ownership but shall as a permanent public utility easement in favor of Lehi City.

Also

A part of the North Half of Section 6, Township 5 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey in Utah County:

Beginning at a point on the Southerly Line of Ashton Boulevard located 682.35 feet South  $0^{\circ}14'20''$  East along the Section Line; and 2516.82 feet North  $89^{\circ}45'40''$  East from the Northwest Corner of said Section 6; and running thence Northeasterly along the arc of a 715.00 foot radius curve to the left a distance of 20.35 feet (Center bears North  $32^{\circ}58'35''$  West, Central Angle equals  $1^{\circ}37'51''$  and Long Chord bears North  $56^{\circ}12'30''$  East 20.35 feet) along the Southerly Line of said Ashton Boulevard; thence South  $44^{\circ}26'15''$  East 299.10 feet to a point of curvature; thence Southeasterly along the arc of a 1020.00 foot radius curve to the right a distance of 441.99 feet (Central Angle equals  $24^{\circ}49'39''$  and Long Chord bears South  $32^{\circ}01'26''$  East 438.54 feet to Grantors Southerly Property Line; thence South  $18^{\circ}00'43''$  West 67.95 feet along said Property Line; thence Northwesterly along the arc of a 980.00 foot radius curve to the left a distance of 478.50 feet (Center bears South  $73^{\circ}32'17''$  West, Central Angle equals  $27^{\circ}58'32''$  and Long Chord bears North  $30^{\circ}26'59''$  West 473.76 feet) to a point of tangency; thence North  $44^{\circ}26'15''$  West 307.21 feet to the Southerly Line of Ashton Boulevard; thence Northeasterly along the arc of a 715.00 foot radius curve to the left a distance 20.47 feet (Center bears North  $31^{\circ}20'10''$  West, Central Angle equals  $1^{\circ}38'25''$  and Long Chord bears North  $57^{\circ}50'38''$  East 20.47 feet) along said Southerly line to the point of beginning.