

**When Recorded Mail This Deed To  
and Send Tax Notices to:**

Boyer NW Quadrant, L.C.  
101 South 200 East, Suite 200  
Salt Lake City, Utah 84111  
Attention: Chief Financial Officer

Affecting Tax Parcel No. 12-029-0005, 12-029-0006, 12-029-0060 and 12-029-0075

105289 CAF

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(Above Space for Recorder's Use Only)

**QUIT-CLAIM DEED**

For the sum of TEN and NO/100THS DOLLARS (\$10.00 US) and other good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged, ALDA MAE PORTER, an individual, MAC POWELL, an individual, LORIN POWELL, an individual and TERRY POWELL, an individual, and LEHI BLOCK COMPANY, a Utah corporation (collectively, the "Grantor") hereby quit-claims unto BOYER NW QUADRANT, L.C., a Utah limited liability company, Grantee, whose current address is 101 South 200 East, Suite 200, Salt Lake City, Utah, 84111 (the "Grantee") all of Grantor's right, title and interest in and to the real property more particularly described on Exhibit "A" attached hereto.

[signature page follows]

WITNESS the hand of said Grantor this January 17, 2020.

*Alda Mae Porter*  
ALDA MAE PORTER, an individual

*Mac Arthur Powell*  
MAC POWELL, an individual

*Lorin Powell*  
LORIN POWELL, an individual

*Terry R Powell*  
TERRY POWELL, an individual

LEHI BLOCK COMPANY, a Utah corporation

By: *Lorin Powell*  
Name: Lorin Powell  
Its: Director

By: *Alda Mae Porter*  
Name: Alda Mae Porter  
Its: Secretary & Treasurer

By: *Mac Arthur Powell*  
Name: Mac Arthur Powell  
Its: President

By: *Terry R Powell*  
Name: Terry R Powell  
Its: Vice President

STATE OF UTAH )  
 : ss.  
COUNTY OF UTAH )

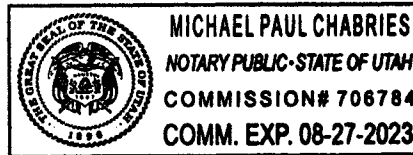
On this 12th day of January, 2020, before me, the undersigned, personally appeared ALDA MAE PORTER, an individual, known or identified to me to be the person who executed the foregoing instrument.

In witness whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

*Michael Paul Chabries*  
NOTARY PUBLIC

My Commission Expires: 8-27-2023

Residing at: Davis



STATE OF UTAH )  
 : ss.  
COUNTY OF UTAH )

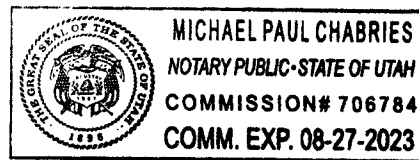
On this 17th day of January, 2020, before me, the undersigned, personally appeared MAC POWELL, an individual, known or identified to me to be the person who executed the foregoing instrument.

In witness whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

*Michael Paul Chabries*  
NOTARY PUBLIC

My Commission Expires: 8-27-2023

Residing at: Davis



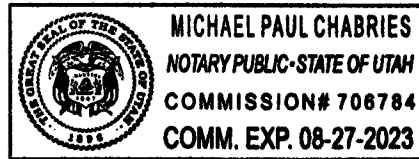
STATE OF UTAH )  
 : ss.  
COUNTY OF UTAH )

On this 12th day of January, 2020, before me, the undersigned, personally appeared LORIN POWELL, an individual, known or identified to me to be the person who executed the foregoing instrument.

In witness whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

*Michael Paul Chabries*  
NOTARY PUBLIC

My Commission Expires: 8-27-2023 Residing at: Laus



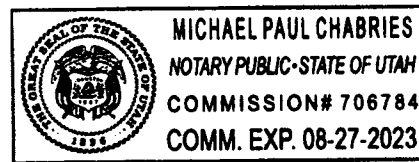
STATE OF UTAH )  
 : ss.  
COUNTY OF UTAH )

On this 17th day of January, 2020, before me, the undersigned, personally appeared TERRY POWELL, an individual, known or identified to me to be the person who executed the foregoing instrument.

In witness whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

*Michael Paul Chabries*  
NOTARY PUBLIC

My Commission Expires: 8-27-2023 Residing at: Laus



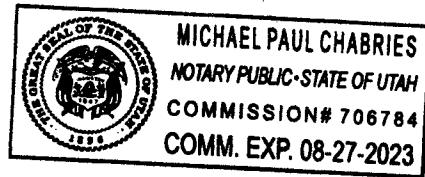
STATE OF UTAH )  
 : ss.  
COUNTY OF UTAH )

On this 17th day of January, 2020, before me, the undersigned, personally appeared Lorin Powell, an individual, in his/her capacity as Director of LEHI BLOCK COMPANY, a Utah corporation, known or identified to me to be the person who executed the foregoing instrument on behalf of said corporation

In witness whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Michael Paul Chabries  
NOTARY PUBLIC

My Commission Expires: 8-27-2023 Residing at: DAVIS



STATE OF UTAH )  
 : ss.  
COUNTY OF UTAH )

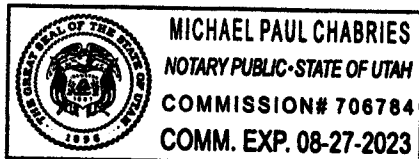
On this 17th day of January, 2020, before me, the undersigned, personally appeared Auda Mae Powell an individual, in his/her capacity as Secretary & Treasurer of LEHI BLOCK COMPANY, a Utah corporation, known or identified to me to be the person who executed the foregoing instrument on behalf of said corporation

In witness whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Michael Paul Chabries  
NOTARY PUBLIC

My Commission Expires: Residing at: DAVIS

8-27-2023



STATE OF UTAH )  
 : ss.  
COUNTY OF UTAH )

On this 17th day of January, 2020, before me, the undersigned, personally appeared Mac Jerome Powell an individual, in his/her capacity as PRESIDENT of LEHI BLOCK COMPANY, a Utah corporation, known or identified to me to be the person who executed the foregoing instrument on behalf of said corporation

In witness whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

*[Handwritten Signature]*

NOTARY PUBLIC

My Commission Expires: 8-27-2023

Residing at: Davis



STATE OF UTAH )  
 : ss.  
COUNTY OF UTAH )

On this 17th day of January, 2020, before me, the undersigned, personally appeared Terry R. Powell an individual, in his/her capacity as VICE PRESIDENT of LEHI BLOCK COMPANY, a Utah corporation, known or identified to me to be the person who executed the foregoing instrument on behalf of said corporation

In witness whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

*[Handwritten Signature]*

NOTARY PUBLIC

My Commission Expires: 8-27-2023

Residing at: Davis

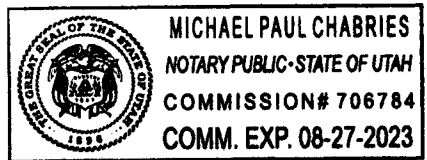


EXHIBIT "A"  
To  
QUIT CLAIM DEED

**(Legal Description of the Real Property)**

The Property referred to in the foregoing instrument is located in Utah County, State of Utah, and is more particularly described as follows:

PARCEL 1:

Beginning at a point 1385.00 feet South and 13.11 feet West of the Northeast corner of Section 6, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence North  $72^{\circ}16'37''$  West 469.16 feet to the true point of beginning; thence North  $82^{\circ}45'$  West 413.23 feet; thence North 546.48 feet to the South side of a State access road; thence along the South side of the State access road to the right along a curve of radius 2764.93 feet a distance of 419.81 feet, the chord of said curve bears South  $77^{\circ}47'36''$  East and is 419.41 feet long; thence South 509.95 feet to the true point of beginning.

PARCEL 2:

Beginning at a point 1385.00 feet South and 13.11 feet West of the Northeast corner of Section 6, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence North  $72^{\circ}16'37''$  West 282.38 feet to the true point of beginning; thence North  $72^{\circ}16'37''$  West 186.78 feet; thence North 509.95 feet to the South side of a State access road; thence along the South side of the State access road to the right along a curve of radius 2764.93 feet a distance of 187.65 feet, the chord of said curve bears South  $71^{\circ}29'58''$  East and is 187.60 feet long; thence South 507.28 feet to the true point of beginning.

PARCEL 3:

Beginning at a point 1385.00 feet South and 13.11 feet West of the Northeast corner of Section 6, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence North  $72^{\circ}16'37''$  West 282.38 feet; thence North 507.28 feet to the South side of a State access road; thence along the South side of the State access road to the right along a curve of radius 2764.93 feet a distance of 239.22 feet to a 3-inch brass cap set on an iron post, the chord of said curve bears South  $67^{\circ}04'26''$  East and is 239.15 feet long; thence South  $37^{\circ}26'05''$  East 82.17 feet to the West side of a County road; thence South  $00^{\circ}09'42''$  West along the West side of the County road 434.84 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM the following:

Commencing at the Northeast corner of Section 6, Township 5 South, Range 1 East, Salt Lake Base and Meridian, and running thence South  $00^{\circ}03'00''$  West 1,385.00 feet along the section line and West 11.90 feet to the true point of beginning; and running thence North  $72^{\circ}16'20''$  West 32.83 feet; thence North  $00^{\circ}25'34''$  East 462.81 feet; thence South  $37^{\circ}26'05''$  East 47.81 feet; thence South  $00^{\circ}09'42''$  West 434.84 feet to the true point of beginning.

## PARCEL 4:

Beginning at a point 1385.00 feet South and 13.11 feet West of the Northeast corner of Section 6, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South  $00^{\circ}09'42''$  West 128.94 feet to a 3-inch brass cap set on an iron post; thence South  $07^{\circ}33'16''$  West 327.61 feet to a 3-inch brass cap set on an iron post; thence South  $26^{\circ}36'20''$  West 196.68 feet to a 3-inch brass cap set on an iron post; thence North  $70^{\circ}58'06''$  West 358.95 feet to a 3-inch brass cap set on an iron post; thence North  $56^{\circ}52'49''$  West 517.45 feet to a 3-inch brass cap set on an iron post; thence to the right along a curve of radius 7439.44 feet a distance of 609.68 feet, to a 3-inch brass cap set on an iron post, the chord of said curve bears North  $47^{\circ}03'01''$  West and is 609.52 feet long; thence North  $44^{\circ}40'40''$  West 777.12 feet to a 3-inch brass cap set on an iron post; thence North  $87^{\circ}19'10''$  East 599.55 feet to a 3-inch brass cap set on an iron post; thence along the South side of a State access road to the right along a curve of radius 2764.93 feet a distance of 441.94 feet, the chord of said curve bears South  $86^{\circ}43'21''$  East and is 441.47 feet long; thence South 546.48 feet; thence South  $82^{\circ}45'$  East 413.23 feet; thence South  $72^{\circ}16'37''$  East 469.16 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM the following:

Commencing at the Northeast corner of Section 6, Township 5 South, Range 1 East, Salt Lake Base and Meridian, and running thence South  $00^{\circ}03'00''$  West 1,385.00 feet along the section line and West 11.90 feet to the true point of beginning; and running thence South  $00^{\circ}09'42''$  West 128.94 feet; thence South  $07^{\circ}33'16''$  West 260.71 feet; thence North  $00^{\circ}35'14''$  East 145.55 feet; thence North  $00^{\circ}25'34''$  East 251.85 feet; thence South  $72^{\circ}16'20''$  East 32.83 feet to the true point of beginning.

ALSO LESS AND EXCEPTING THEREFROM the following:

A parcel of land in fee, being part of an entire tract of property situate in the Northeast quarter of Section 6, Township 5 South, Range 1 East, Salt Lake Base and Meridian, for the purpose of widening of existing I-15, known as Project No. S-I15-6(228)280. The boundaries of said parcel of land are described as follows:

Beginning at a point in the existing Northeasterly highway right of way and no-access line of said Interstate 15, which point is approximately 1,921.66 feet South and 416.90 feet West from the Northeast corner of said Section 6, at a point 265.00 feet radially distant Northeasterly from the right of way control line of said Project, opposite approximate Engineers Station 2232+94.41 and running thence along said existing Southwesterly highway right of way and no-access line the following four (4) courses and distances: (1) North  $70^{\circ}58'06''$  West 72.08 feet; (2) thence North  $56^{\circ}52'49''$  West 517.45 feet to the point of curvature of a non-tangent curve to the right with a radius of 7,439.43 feet; (3) thence Northwesterly along said curve with an arc length of 609.69 feet, chord bears North  $47^{\circ}03'01''$  West 609.52 feet; (4) thence North  $44^{\circ}40'40''$  West 777.12 feet to the Northerly boundary line of said entire tract; thence North  $87^{\circ}19'10''$  East 202.56 feet along said Northerly boundary line to a point 250.00 feet radially distant Northeasterly from the right of way control line of said Project, opposite approximate Engineers



Station 2251+68.12 designated as Point "U"; thence South 44°24'11" West 45.11 feet to a point 205.00 feet radially distant Northeasterly from the right of way control line of said Project, opposite approximate Engineers Station 2251+65.00; thence South 45°20'47" East 833.58 feet to a point 266.97 feet radially distant Northeasterly from the right of way control line of said Project, opposite Engineers Station 2243+25.00, designated as Point "T"; thence continuing South 45°20'47" East 48.00 feet to a point 268.51 feet radially distant Northeasterly from the right of way control line of said Project, opposite Engineers Station 2242+75.00, designated as Point "S"; thence continuing South 45°20'47" East 551.87 feet to a point 260.00 feet radially distant Northeasterly from the right of way control line of said Project, opposite approximate Engineers Station 2237+00.00; thence South 51°13'13" East 389.43 feet to a point 265.00 feet radially distant Northeasterly from the right of way control line of said Project, opposite approximate Engineers Station 2232+94.41, designated as Point "SS" and the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

ALSO LESS AND EXCEPTING THEREFROM the following:

Beginning at a point on the Easterly boundary line of the Grantor's property, which point is located 1385.00 feet South 00°00'00" West and 13.11 feet South 90°00'00" West and the following two (2) courses along said Easterly boundary line, and the Westerly right of way line of the Lehi 1200 West roadway: 1) 128.94 feet South 00°09'42" West and 2) 260.71 feet South 07°33'16" West from the Northeast corner of Section 6, Township 5 South, Range 1 East, Salt Lake Base and Meridian and running thence the following two (2) courses along the Easterly boundary line of said property: 1) South 07°33'16" West 66.90 feet; thence 2) South 26°36'20" West 43.08 feet; thence North 09°19'52" East 177.70 feet; thence South 00°35'14" West 70.51 feet to the point of beginning.

Parcels 1 through 4 being also described by survey as follows:

A parcel of land situate in the Northeast quarter of Section 6, Township 5 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the Westerly right-of-way of 1200 West Street, said point being South 00°14'45" West 911.34 feet and West 40.66 feet from the Northeast corner of Section 6, Township 5 South, Range 1 East, Salt Lake Base and Meridian, and measures; thence South 00°40'29" West 714.67 feet along said Westerly right-of-way; thence South 00°50'09" West 145.46 feet along said Westerly right-of-way; thence South 07°48'13" West 66.98 feet along said Westerly right-of-way; thence South 26°51'17" West 196.68 feet along said right-of-way to a point on the Northeasterly UDOT right-of-way of Interstate 15; thence North 70°43'09" West 286.86 feet along said Northeasterly right-of-way; thence North 50°58'16" West 389.44 feet along said Northeasterly right-of-way; thence North 45°05'50" West 1433.45 feet along said Northeasterly right-of-way; thence North 44°39'08" East 45.97 feet along said Northerly right-of-way to the Southerly right-of-way line of the UDOT Frontage Road; thence North 87°34'07" East 396.39 feet along said Southerly right-of-way; thence Southeasterly 1049.72 feet along the arc of a 2,764.93 foot radius curve to the right (center bears South 01°03'30" East and the chord bears South 80°10'47" East 1043.43 feet with a central angle of 21°45'09") along said Southerly right-

of-way; thence South  $66^{\circ}49'29''$  East 239.15 feet along said Southerly right-of-way; thence South  $37^{\circ}11'08''$  East 34.36 feet along said Southerly right-of-way to the point of beginning.