

RETURNED

DEC 21 2006

E 2229965 B 4184 P 704-707
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
12/21/2006 01:09 PM
FEE \$0.00 Pgs: 4
DEP RT REC'D FOR NORTH SALT LAKE C
ITY

When Recorded, Mail To:
D. Michael Nielsen, Attorney
505 South Main Street
Bountiful, UT 84010

Space Above Line for Recorder's Use Only

Lot Serial # *pt 01-120-0037, 0022*

01-107-0575
0086

QUIT CLAIM DEED

THIS QUIT CLAIM DEED is made and executed this 18 day of December, 2006, by and between **EAGLEPOINTE DEVELOPMENT, L.C.**, a Utah limited liability company ("Grantor"); and, **NORTH SALT LAKE CITY**, a Utah municipal corporation, whose address is 20 South Highway 89, North Salt Lake, UT 84054 ("Grantee"):

WITNESSETH:

THAT the Grantors, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, does hereby QUIT CLAIM to Grantee, the following described real property (the "Property") situated in the County of Davis, State of Utah:

[See Exhibit "A", attached hereto]

The conveyance provided hereby is subject to the following:

1. Ad valorem real estate taxes and assessments for the year 2006.
2. Easements and rights-of-way of record.
3. The use restriction to the effect that the real property conveyed herein shall be used only for a public park, hiking trails, and/or open space or title to said real property shall revert to Grantor.

DATED this 18 day of December, 2006.

GRANTOR:

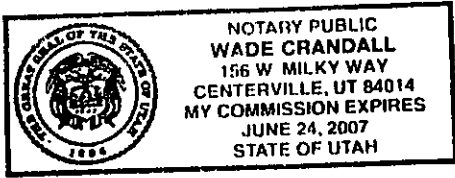
EAGLEPOINTE DEVELOPMENT, L.C.,
A Utah limited liability company

By: Its Manager
Excel Investment Corporation,
a Utah corporation

By: 
W. Scott Kjar, Its Vice President

STATE OF UTAH)
): ss.
COUNTY OF DAVIS)

On this 14 day of December, 2006, personally appeared before me **W. SCOTT KJAR**, who is one of the Vice President of **EXCEL INVESTMENT CORPORATION**, a Utah corporation, which corporation is one of the managing members of **EAGLEPOINTE DEVELOPMENT, L.C.**, the limited liability company that executed the foregoing instrument, and said **W. SCOTT KJAR** acknowledged to me that the foregoing instrument was signed by him in behalf of **EXCEL INVESTMENT CORPORATION** in its capacity of managing member of **EAGLEPOINTE DEVELOPMENT, L.C.**



W. Scott Kjar
Notary Public

ACCEPTANCE

The undersigned Grantee, by execution of this Deed, hereby accepts that grant of real property conveyed herein upon the conditions stated in this Deed and Grantee covenants and agrees that the use and ownership of the Property conveyed herein shall be subject to the provisions of the above-referenced use restrictions.

Grantee:



CITY OF NORTH SALT LAKE,
a Utah Municipal Corporation

Attest:

LaRae Dillingham
LaRae Dillingham, City Recorder

By: *Collin Wood*
Collin Wood, its City Manager

STATE OF UTAH)
 : ss.
COUNTY OF DAVIS)

On the 20 day of DECEMBER, 2006, personally appeared before me **COLLIN WOOD** and **LARAE DILLINGHAM**, the signers of the foregoing instrument, and who, being by me duly sworn, did say, that they are the City Manager and City Recorder, respectively, of the **CITY OF NORTH SALT LAKE**, the Utah municipal corporation described herein, and that they executed the foregoing instrument on behalf of said municipal corporation by authority of its bylaws and a resolution of its Board of Trustees, and **COLLIN WOOD** and **LARAE DILLINGHAM** acknowledged to me that said municipal corporation executed the same.

IN WITNESS WHEREOF, I have set my hand and official seal on the day and year first above written.

[Signature]

Notary Public

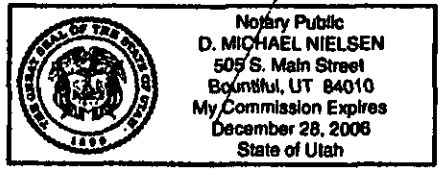


Exhibit "A"
to
Quit Claim Deed

Beginning at the Northeast Corner of Section 13, T.1N., R.1W., S.L.B.& M. and running thence South 1,975.75 ft. along the Section Line; thence along the boundary of grantors property in the following three courses: (1) N89°29'18"W 686.98 ft. along the South line of the Northeast Quarter of the Southeast Quarter of the Northeast Quarter of said Section 13 which line is along the Salt Lake/Davis County Line, (2) N0°00'51"W 676.86 ft. along the West line of said Northwest Quarter of the Southeast Quarter of the Northeast Quarter of said Section 13, (3) N89°15'22"W 1,249.82 ft. along the South Line of the North Half of said Northeast Quarter of Section 13; thence N0°30'51"E 413.86 ft. to the Southeast Corner of Lot 1116 of Eaglepointe Estates Phase 11 Subdivision; thence along the Boundary of said Phase 11 in the following seven courses: (1) N30°31'20"E 146.15 ft., (2) N26°58'45"E 127.79 ft., (3) N15°54'45"E 124.10 ft., (4) N25°58'32"E 146.93 ft., (5) N38°02'58"E 137.09 ft., (6) N48°39'23"W 258.68 ft., (7) Northeasterly 94.40 ft. along the arc of a 280.00 ft. radius curve to the Left through a central angle of 19°19'00" (Chord Bears N41°26'15"E 93.95 ft.; thence along the boundary of Eaglepointe Estates Phase 10 in the following six courses: (1) S54°08'24"E 124.81 ft., (2) S62°10'09"E 138.25 ft., (3) S65°13'04"E 371.48 ft., (4) N57°49'09"E 178.60 ft., (5) N12°06'57"E 345.38 ft., (6) N89°30'09"W 70.08 ft.; thence N50°45'24"E 866.00 ft. along the East boundary of the Eaglewood Golf Course Property; thence along the boundary of the North Salt Lake City Property in the following four courses: (1) S1°17'45"E 27.48 ft., (2) N88°42'15"E 149.98 ft., (3) N1°17'45"W 144.44 ft., (4) N88°42'15"E 200.00 ft.; thence S1°17'45"E 790.71 ft. along the Section Line to the point of beginning.

Containing 73.0478 Acres

Also the following Parcel

Beginning at the South Quarter Corner of Section 12, T.1N., R.1W., S.L.B.& M. and running thence S66°58'01"W 381.93 ft.; thence N84°44'37"W 868.94 ft.; thence N75°00'00"E 835.47 ft. to the Southeast Corner of Lot 511 of Eaglepointe Estates Subdivision Phase 5; thence along the boundary of said Phase 5 in the following six courses: (1) N47°50'10"E 158.75 ft., (2) N30°03'09"E 168.07 ft., (3) N22°10'23"E 170.06 ft., (4) N4°08'27"W 181.41 ft., (5) S82°00'00"W 60.00 ft., (6) N8°00'00"W 560.00 ft.; thence N10°24'52"E 634.13 ft. along the boundary of Eaglepointe Estates Phases 1 and 5; thence S77°00'00"E 130.99 ft. along the boundary of said Phase 1; thence S2°00'00"E 701.75 ft. along the Boundary of Eaglepointe Estates Phases 3 and 7 to the Northwest Corner of Lot 719 of said Phase 7; thence along the Boundary of said Phase 7 in the following two courses: (1) S27°00'00"E 933.51 ft. and (2) S58°30'00"E 293.63 ft.; thence along the Boundary of Eaglepointe Estates Phase 10 in the following two courses: (1) S65°15'34"E 205.93 ft. and (2) S52°17'12"E 159.49 ft.; thence Southwesterly 98.92 ft. along the boundary of Eaglepointe Estates Phases 10 and 11 and the arc of a 220.00 ft. radius curve to the Right through a central angle of 25°45'49" (chord bears S38°17'08"W 98.09 ft.), thence along the boundary of said Phase 11 in the following three courses: (1) N46°18'58"W 95.00 ft., (2) N66°04'00"W 108.83 ft., (3) N83°31'33"W 278.56 ft.; thence N84°36'24"W 383.03 ft.; thence S48°14'20"W 97.58 ft.; thence S0°04'00"W 42.21 ft. along the Quarter Section Line to the point of beginning.

Containing 21.5072 Acres