

142438 AND 142440
12-110-0209, 12-110-0031,
12-110-0159, 12-110-0158,
12-110-0148, 12-110-0146

E 2584040 B 5208 P 31-36
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
2/10/2011 9:54:00 AM

BOUNDARY LINE AGREEMENT

FEE \$32.00 Pgs: 6
DEP eCASH REC'D FOR BONNEVILLE SUPERIOR

THIS BOUNDARY LINE AGREEMENT ("Agreement") is entered into this 9TH day of FEBRUARY, 2011, by and between The Nature Conservancy, a District of Columbia non-profit corporation ("the Conservancy"), and Ambrose D. Motta and Georgia A. Motta, Trustees of the Motta Family Trust, dated the 26th day of April 1990, Dominick R. Motta, Trustee of the Marital Trust portion of the Motta Family Trust, dated the 19th day of January, 1990, and Julie Ann Motta Knighton and Laurie Beth Motta Eccleston, Co-Trustees of the Family Trust portion of the Motta Family Trust, dated the 19th day of January 1990 (collectively, "Motta") hereinafter jointly referred to as the "Parties".

RECITALS:

- A. The Conservancy is the owner of that certain real property located in Davis County, Utah, and more particularly described in Exhibit "A", attached hereto and by this reference incorporated herein ("the Conservancy Property").
- B. Motta is the owner of that certain real property located in Davis County, Utah, and more particularly described in Exhibit "B", attached hereto and by this reference incorporated herein ("the Motta Property").
- C. Pursuant to this Agreement, the Parties desire to clarify and establish the boundary line between their respective properties which boundary line has been delineated and established by a surveyed description prepared by Flint Surveying & Design Inc., and described herein.

AGREEMENT:

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is mutually agreed by, between and among the Parties, and each of them, that:

- 1. The foregoing recitals are hereby incorporated by reference as though fully set forth herein.
- 2. The Parties, and each of them, hereby acknowledge and agree that the legal boundary line between the Conservancy Property and the Motta Property shall be the Northern boundary of the Conservancy Property, which is more particularly described as follows:

The North property line of The Nature Conservancy property, Located in the West half of Section 25, Township 4 North, Range 2 West, Salt Lake Base and Meridian, Davis County, State of Utah and being more particularly described as follows:

Commencing at a point which is 214.42 feet, North 00°09'47" East along the section line from the West Quarter Corner of said section said point also being the Northwest property corner of property owned by The Nature Conservancy recorded in Book 3116, Page 144 of the official records and running Thence along the north property line the following 2 calls, (1) S 67° 20' 04" E for a distance of 561.77 feet; (2), S 58°

38' 04" E for a distance of 943.06 feet; Thence along the North line of an adjacent Nature Conservancy property, recorded in Book 2496, Page 1840, Davis County Recorder's Office, S 58°33'27" East for a distance of 687.32 feet to the End.

3. The Parties, and each of them, hereby quitclaim one to the other that portion of their respective properties, and only that portion, necessary to establish the Boundary Line between the Conservancy Property and the Motta Property as described above.

4. The Parties hereby agree to execute any further documentation which may be reasonably necessary to effectuate the intent of this Agreement, including but not limited to quit claim deeds regarding specific portions of their respective properties.

IN WITNESS WHEREOF the Parties have caused this Boundary Line Agreement to be executed the day and year first written above.

THE CONSERVANCY:

The Nature Conservancy,
a District of Columbia non-profit corporation

By: [Signature]
Its: Utah State Director

STATE OF Utah)
: ss
COUNTY OF Salt Lake

On the 20th day of January, 2011, personally appeared before me Dave Livermore, who being by me duly sworn, did say that he/she is Utah State Director of The Nature Conservancy, a District of Columbia non-profit corporation and the foregoing instrument was signed in behalf of said non-profit corporation and the said Dave Livermore acknowledged to me that said non-profit corporation, executed the same.

Kara Brunson
Notary Public
Residing at: Sandy, UT
My commission expires: 2-2-2013



MOTTA:

The Motta Family Trust, dated the 26th day of April, 1990

Ambrose D. Motta
Ambrose D. Motta, Trustee

Georgia A. Motta
Georgia A. Motta, Trustee

STATE OF UTAH)
): SS
COUNTY OF DAVIS)

On the 8th day of February, ~~2010~~²⁰¹¹, personally appeared before me Ambrose D. Motta and Georgia A. Motta, Trustees of The Motta Family Trust, dated the 26th day of April, 1990, did say that the foregoing instrument was signed and executed in behalf of said trust, by authority.



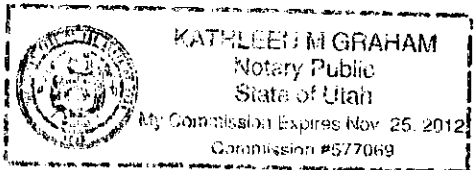
[Signature]
Notary Public
Residing at:
My commission expires:

The Marital Trust portion of the Motta Family Trust, dated the 19th day of January, 1990

Dominick R. Motta
Dominick R. Motta, Trustee

STATE OF UTAH)
): SS
COUNTY OF DAVIS)

On the 9th day of February, 2010, personally appeared before me Dominick R. Motta, Trustee of the Marital Trust portion of the Motta Family Trust, dated the 19th day of January, 1990, did say that the foregoing instrument was signed and executed in behalf of said trust, by authority.



[Signature]
Notary Public
Residing at: Layton, UT
My commission expires: Nov. 25, 2012

The Family Trust portion of the Motta Family Trust, dated the 19th day of January, 1990

Julie Ann Motta Knighton
Julie Ann Motta Knighton, Trustee

Laurie Beth Motta Eccleston
Laurie Beth Motta Eccleston, Trustee

STATE OF UTAH)
 : ss
COUNTY OF DAVIS)

On the 9 day of February, ~~2010~~²⁰¹¹, personally appeared before me Julie Ann Motta Knighton and Laurie Beth Motta Eccleston, Trustees of The Family Trust portion of the Motta Family Trust, dated the 19th day of January, 1990, did say that the foregoing instrument was signed and executed in behalf of said trust, by authority.

Mary Lamb
Notary Public

Residing at: Layton, UT
My commission expires: 3-21-11

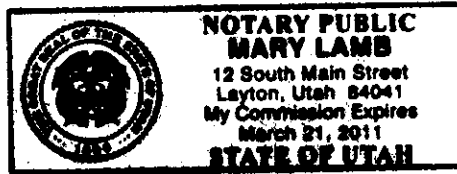


EXHIBIT "A"

The Conservancy Property

Beginning at the Southwest Corner of Section 25, Township 4 North, Range 2 West, Salt Lake Base and Meridian; thence South $89^{\circ}51'07''$ East 1326.30 feet along the South Line of said Section 25 (Davis County Record = South $89^{\circ}51'16''$ East 1326.28 feet) to the Southeast Corner of the West Half of the Southwest Quarter of said Section 25 (basis of bearing being North $0^{\circ}11'56''$ East between the Southwest Corner and the Northwest Corner of said Section 25); thence North $0^{\circ}11'32''$ East 1084.53 feet along the East line of said West Half of the Southwest Quarter of said Section 25; thence North $89^{\circ}48'28''$ West 200.00 feet; thence North $0^{\circ}11'32''$ East 1149.36 feet; thence South $58^{\circ}39'56''$ East 233.68 feet to said East line; thence North $0^{\circ}11'32''$ East 38.56 feet along said East line to a point North $0^{\circ}11'32''$ East 2151.60 feet from said Southeast Corner of the West Half of the Southwest Quarter of said Section 25; thence North $58^{\circ}39'56''$ West 942.54 feet (prior deeds = North $58^{\circ}50'$ West 942.48 feet); thence North $67^{\circ}21'56''$ West 561.70 feet (prior deeds = North $67^{\circ}32'$ West 561.66 feet) to the West line of said Section 25, said point being 2854.50 feet North along the Section line from the Southwest Corner of said Section 25; thence South $0^{\circ}11'47''$ West 215.61 feet along the Section Line (Davis County record = South $0^{\circ}11'56''$ West) to the West Quarter Corner of said Section 25; thence South $0^{\circ}12'05''$ West 2638.89 feet along the Section Line (Davis County record = South $0^{\circ}11'56''$ West 2639 feet) to Southwest Corner of said Section 25 and the point of beginning. (12-110-0209)

Beginning 735.1 feet West along section line and North 1320 feet from the Southeast corner of the Southwest Quarter of Section 25, Township 4 North, Range 2 West, Salt Lake Meridian; thence North 473.12 feet; thence North $58^{\circ}36'$ West 685.26 feet to West line of East half of Southwest Quarter of said Section 25; thence South 12.58 chains; thence East 584.9 feet more or less to the point of beginning. (12-110-0031)

EXHIBIT "B"
The Motta Property

Beginning at a point which is 5.59 chains North of the Southwest corner of the Northwest Quarter of Section 25, Township 4 North, Range 2 West, Salt Lake Meridian, and running thence East 315 feet; thence South 2.41 chains; thence West 150.0 feet; thence North $67^{\circ}32'$ West 2.6 chains; thence North 1.5 chains to the point of beginning.
(12-110-0159)

Beginning 7.87 chains East from the Southwest corner of the Northwest Quarter of Section 25, Township 4 North, Range 2 West, Salt Lake Meridian, thence South $67^{\circ}32'$ East 4.60 chains; thence South $58^{\circ}50'$ East 10 chains; thence North 9.68 chains; thence West 17.5 chains; thence South $67^{\circ}32'$ East 5.91 chains to beginning.
(Part of 12-110-0158)

Beginning at a point 971.25 feet West and 233.0 feet South from the Northeast corner of the Northwest Quarter of Section 25, Township 4 North, Range 2 West, Salt Lake Meridian, thence West 348.25 feet; thence South 2896.41 feet; thence South $58^{\circ}68'$ East 408.59 feet, more or less, to a point South of beginning; thence North 3127 feet, more or less, to the point of beginning.
(12-110-0148)

Beginning 971.25 feet West and 233.0 feet South from the Northeast corner of the Northwest Quarter of Section 25, Township 4 North, Range 2 West, Salt Lake Meridian, thence East 348.25 feet; thence South 3322.16 feet; thence North $58^{\circ}68'$ West 408.59 feet, more or less, to a point South of beginning; thence North 3127.00 feet, more or less, to the point of beginning.
(12-110-0146)