



1724 S. State Street,  
Provo, UT  
84606



ENT 125512:2019 PG 1 of 8  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2019 Nov 26 4:26 pm FEE 40.00 BY MA  
RECORDED FOR TEW, BRAD

9/30/2019

**Lease/Option/Purchase Agreement**

In consideration for the use of the property and the option to purchase the property located at 1790 S. State Street, Provo, UT 84606, approximately 2.25 acres composed of seven adjoining parcels, Brad Tew accepts \$2500 per month to be applied to the final purchase price of \$699,000 taking place on or before Dec 30<sup>th</sup>, 2019. \$120,000 of the price will be held in escrow by Utah First Title subject to resolving issues over a stipulated judgement. Closing will be done through Utah First Title. If closing does not happen in this time frame, land price will be subject to renewed negotiation. Payments are due on the 15<sup>th</sup> of the month. Treeside Charter School additionally agrees to pay a total \$2000 towards the outstanding taxes on the property.

*BT*  
Brad Tew Owner

**Treeside Charter School**

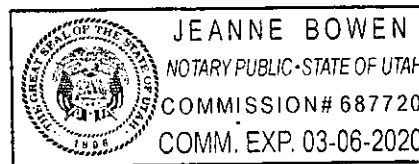
By: *[Signature]*  
Executive Director

9-30-19  
DATE

9-30-19  
DATE

State of Utah  
County of Utah

Subscribed and sworn to before me on 26 Nov 2019  
by Brad Tew, owner



*Jeanne Bowen*  
Notary Public



**PROPERTY INFORMATION**

[mobile view](#)

**Serial Number:** 22:046:0054

**Serial Life:** 1996...

**Property Address:** 1754 S STATE - PROVO

**Mailing Address:** 466 S 2550 W # 8 SPRINGVILLE, UT 84663

**Acreage:** 0.539

**Last Document:** [23447-2011](#)

[Subdivision Map Filing](#)

**Legal Description:** COM S 484.84 FT & E 1660.58 FT FR W 1/4 COR. SEC. 17, T7S, R3E, SLB&M.; N 86 DEG 50' 0" W 140.31 FT; S 32 DEG 32' 0" E 39.67 FT; S 32 DEG 32' 0" E 171.22 FT; N 89 DEG 52' 0" E 134.96 FT; N 32 DEG 32' 0" W 201.34 FT TO BEG. AREA 0.539 AC.



Total Photos: 4

Owner Names	Value History	Tax History	Location	Photos	Documents
2012...	<a href="#">TEW, BRADLEY A</a>				
2012NV	<a href="#">TEW, BEATRICE B</a>				
2012NV	<a href="#">MORLEY, RAY G</a>				
2008-2011	<a href="#">SPRING CREEK REDEVELOPMENT PROJECT LLC</a>				
2008NV	<a href="#">MORLEY, RAY G</a>				
1998-2007	<a href="#">TEW, RONALD E</a>				
1996-1997	<a href="#">HAZEL, HENRY L</a>				

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**PROPERTY INFORMATION**

[mobile view](#)

**Serial Number:** 22:046:0055

**Serial Life:** 1996...

**Property Address:**

**Mailing Address:** 466 S 2550 W # 8 SPRINGVILLE, UT 84663

**Acreage:** 0.081

**Last Document:** [12752-1977](#)

[Subdivision Map Filing](#)

**Legal Description:** COM S 451.15 FT & E 1503.93 FT FR W 1/4 COR. SEC. 17, T7S, R3E, SLB&M.; N 32 DEG 32' 0" W .01 FT; S 86 DEG 50' 0" E 140.31 FT; S 32 DEG 32' 0" E 30.78 FT; N 86 DEG 50' 0" W 140.31 FT; N 32 DEG 32' 0" W 30.77 FT TO BEG. AREA 0.081 AC.



Total Photos: 2

Owner Names	Value History	Tax History	Location	Photos	Documents
2012...	<a href="#">TEW, BRADLEY A</a>				
2012NV	<a href="#">TEW, BEATRICE B</a>				
2012NV	<a href="#">MORLEY, RAY G</a>				
2008-2011	<a href="#">SPRING CREEK REDEVELOPMENT PROJECT LLC</a>				
2008NV	<a href="#">MORLEY, RAY G</a>				
1998-2007	<a href="#">TEW, RONALD E</a>				
1996-1997	<a href="#">HAZEL, HENRY L</a>				

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**PROPERTY INFORMATION**

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Serial Number: 22:046:0056

Serial Life: 1996...

Property Address:

Mailing Address: 466 S 2550 W # 8 SPRINGVILLE, UT 84663

Acreage: 0.080514

Last Document: [7381-1978](#)

[Subdivision Map Filing](#)

Legal Description: COM S 432.93 FT & E 1627.46 FT FR W 1/4 COR. SEC. 17, T7S, R3E, SLB&M.; N 86 DEG 50' 0" W 140.31 FT; S 32 DEG 32' 0" E 30.78 FT; S 86 DEG 50' 0" E 140.31 FT; N 32 DEG 32' 0" W 30.78 FT TO BEG. AREA 0.081 AC.



Total Photos: 2

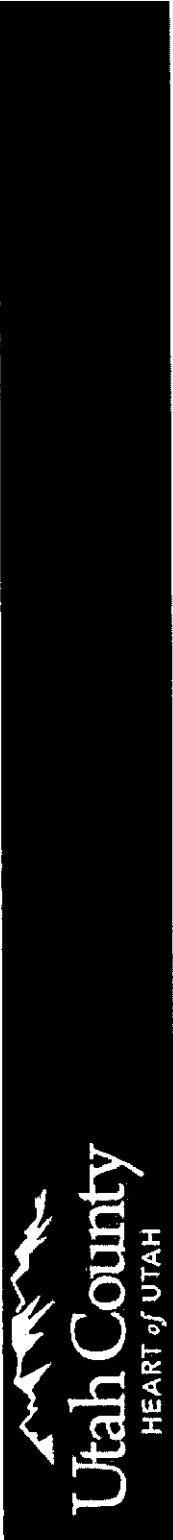
Owner Names	Value History	Tax History	Location	Photos	Documents
2012...	<a href="#">TEW, BRADLEY A</a>				
2012NV	<a href="#">TEW, BEATRICE B</a>				
2012NV	<a href="#">MORLEY, RAY G</a>				
2008-2011	<a href="#">SPRING CREEK REDEVELOPMENT PROJECT LLC</a>				
2008NV	<a href="#">MORLEY, RAY G</a>				
1998-2007	<a href="#">TEW, RONALD E</a>				
1996-1997	<a href="#">HAZEL, HENRY LAVAR</a>				

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**PROPERTY INFORMATION**

[mobile view](#)

Serial Number: 22:046:0057

Serial Life: 1996...

Property Address:

Mailing Address: 466 S 2550 W # 8 SPRINGVILLE, UT 84663

Acreage: 0.166

Last Document: [23447-2011](#)

[Subdivision Map Filing](#)

Legal Description: COM S 510.54 FT & E 1541.81 FT FR W 1/4 COR. SEC. 17, T7S, R3E, SLB&M.; S 32 DEG 32' 0" E 171.22 FT; S 89 DEG 52' 0" W 100.08 FT; N 3 DEG 10' 0" E 144.82 FT TO BEG. AREA 0.166 AC.



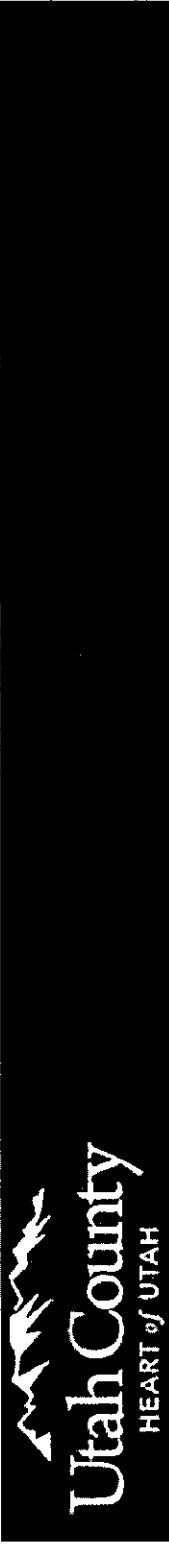
Owner Names	Value History	Tax History	Location	Photos	Documents
2012...	<a href="#">TEW, BRADLEY A</a>				
2012NV	<a href="#">TEW, BEATRICE B</a>				
2012NV	<a href="#">MORLEY, RAY G</a>				
2008-2011	<a href="#">SPRING CREEK REDEVELOPMENT PROJECT LLC</a>				
2008NV	<a href="#">MORLEY, RAY G</a>				
1998-2007	<a href="#">TEW, RONALD E</a>				
1996-1997	<a href="#">HAZEL, HENRY L</a>				

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**PROPERTY INFORMATION**

[mobile view](#)

Serial Number: 22:046:0058

Serial Life: 1996...

Property Address: 1780 S STATE - PROVO

Mailing Address: 466 S 2550 W # 8 SPRINGVILLE, UT 84663

Acreage: 1.013

Last Document: [23447-2011](#)

[Subdivision Map Filing](#)

Legal Description: COM S 449.83 FT & E 1480.07 FT FR W 1/4 COR. SEC. 17, T7S, R3E, SLB&M.; N 86 DEG 50' 0" W 195 FT; S 3 DEG 10' 0" W 217 FT; N 89 DEG 52' 0" E 223.47 FT; N 4 DEG 40' 19" W 206.06 FT TO BEG. AREA 1.013 AC.

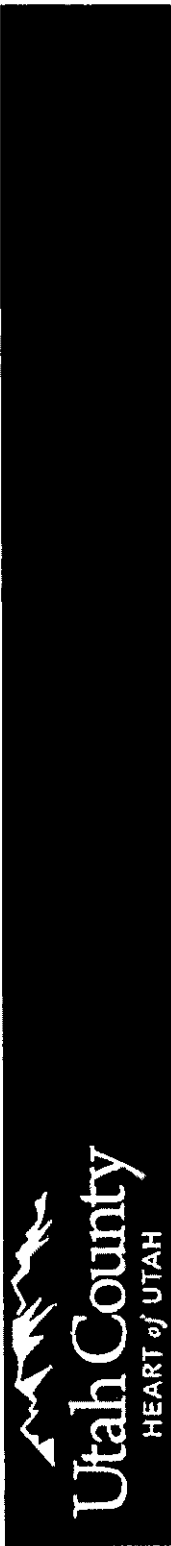


Total Photos: 3

Owner Names	Value History	Tax History	Location	Photos	Documents
2012...	<a href="#">TEW, BRADLEY A</a>				
2012NV	<a href="#">TEW, BEATRICE B</a>				
2012NV	<a href="#">MORLEY, RAY G</a>				
2008-2011	<a href="#">SPRING CREEK REDEVELOPMENT PROJECT LLC</a>				
2008NV	<a href="#">MORLEY, RAY G</a>				
2004-2007	<a href="#">TEW, RONALD E</a>				
2004NV	<a href="#">TEW, RONALD E</a>				
2002-2003	<a href="#">EAST MOUNTAIN DEVELOPMENT II LLC</a>				
1996-2001	<a href="#">JENSEN, HELEN B</a>				
1996-2001	<a href="#">JENSEN, RONALD W</a>				
1996NV	<a href="#">JENSEN, HELEN B</a>				
1996NV	<a href="#">JENSEN, RONALD W</a>				

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**PROPERTY INFORMATION**

[mobile view](#)

Serial Number: 22:046:0059

Serial Life: 1996...

Property Address:

Mailing Address: 466 S 2550 W # 8 SPRINGVILLE, UT 84663

Acreage: 0.188

Last Document: [23447-2011](#)

[Subdivision Map Filing](#)

Legal Description: COM S 409.61 FT & E 1477.43 FT FR W 1/4 COR. SEC. 17, T7S, R3E, SLB&M.; N 86 DEG 50' 0" W 190.14 FT; S 3 DEG 10' 0" W 40.01 FT; S 86 DEG 50' 0" E 195 FT; S 86 DEG 50' 0" E 23.89 FT; N 32 DEG 32' 0" W .01 FT; N 32 DEG 32' 0" W 30.78 FT; N 32 DEG 32' 0" W 18.47 FT TO BEG. AREA 0.188 AC.



Total Photos: 2

Owner Names	Value History	Tax History	Location	Photos	Documents
2012...	<a href="#">TEW, BRADLEY A</a>				
2012NV	<a href="#">TEW, BEATRICE B</a>				
2012NV	<a href="#">MORLEY, RAY G</a>				
2008-2011	<a href="#">SPRING CREEK REDEVELOPMENT PROJECT LLC</a>				
2008NV	<a href="#">MORLEY, RAY G</a>				
1998-2007	<a href="#">TEW, RONALD E</a>				
1996-1997	<a href="#">HAZEL, HENRY L</a>				

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**PROPERTY INFORMATION**

[mobile view](#)

Serial Number: 22:046:0063

Serial Life: 1996...

Property Address: 1660 S 1330 EAST - PROVO

Mailing Address: 466 S 2550 W # 8 SPRINGVILLE, UT 84663

Acreage: 0.211

Last Document: [23447-2011](#)

[Subdivision Map Filing](#)

Legal Description: COM S 449.83 FT & E 1480.07 FT FR W 1/4 COR. SEC. 17, T7S, R3E, SLB&M.; S 86 DEG 50' 0" E 23.89 FT; S 32 DEG 32' 0" E 30.77 FT; S 32 DEG 32' 0" E 39.67 FT; S 3 DEG 10' 0" W 144.82 FT; S 89 DEG 52' 0" W 36.96 FT; N 4 DEG 40' 19" W 206.06 FT TO BEG. AREA 0.211 AC.



Total Photos: 2

Owner Names	Value History	Tax History	Location	Photos	Documents
2012...	<a href="#">TEW, BRADLEY A</a>				
2012NV	<a href="#">TEW, BEATRICE B</a>				
2012NV	<a href="#">MORLEY, RAY G</a>				
2008-2011	<a href="#">SPRING CREEK REDEVELOPMENT PROJECT LLC</a>				
2008NV	<a href="#">MORLEY, RAY G</a>				
1998-2007	<a href="#">TEW, RONALD E</a>				
1996-1997	<a href="#">HAZEL, HENRY L</a>				
1996NV	<a href="#">FARLEY, WILLIAM H</a>				

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