



**When Recorded, Mail to:**  
 Bailey & Jennings, LC  
 Attn: Bart Bailey  
 584 South State Street  
 Orem, UT 84058

ENT 39898:2010 PG 1 of 3  
 RODNEY D. CAMPBELL  
 UTAH COUNTY RECORDER  
 2010 May 14 12:51 pm FEE 18.00 BY SS  
 RECORDED FOR BAILEY & JENNINGS LC

Space Above for Recorder's Use

**DEED**

Far West Bank, a division of AmericanWest Bank, Spokane, WA, Grantor, hereby grants and conveys, without any covenant or warranty, express or implied, to Sagacious Grace, L.C., a Utah limited liability company, with an address of 584 South State Street, Orem, UT 84058, Grantee, for the sum of TEN DOLLARS (\$10) or other good and valuable consideration, certain real property located in Utah County, State of Utah, more particularly described on the attached Exhibit "A" which is incorporated herein by this reference.

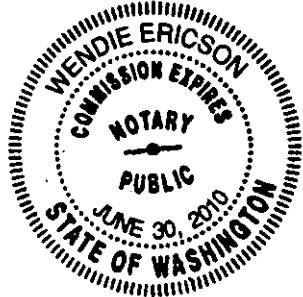
WITNESS the hand of said Grantor, this 17<sup>th</sup> day of May, 2010.

Far West Bank, a division of AmericanWest Bank, Spokane, WA

By: [Signature]  
 Name: Tom Hammons  
 Title: SUP

STATE OF WASHINGTON )  
 ) ss.  
 COUNTY OF Spokane )

The foregoing instrument was acknowledged before me this 12 day of May, 2010, by Tom Hammons, the SUP of Far West Bank, a division of AmericanWest Bank, Spokane, WA, the signer of the within instrument.



[Signature]  
 Notary Public  
 Residing at: Spokane

**EXHIBIT A**

## PARCEL NO. 1:

Commencing South 610.36 feet and East 1401.31 feet from the West quarter corner of Section 28, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence North  $85^{\circ}10'45''$  West 83.87 feet; thence North  $0^{\circ}29'51''$  West 95.68 feet; thence South  $89^{\circ}51'43''$  East 84.65 feet; thence North  $0^{\circ}08'17''$  West 102.53 feet to beginning.

## PARCEL NO. 2:

Commencing South 610.36 feet and East 1401.31 feet from the West quarter corner of Section 28, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence South  $0^{\circ}08'17''$  West 19.07 feet; thence North  $86^{\circ}$  West 83.54 feet; thence North  $0^{\circ}29'51''$  West 20.31 feet; thence South  $85^{\circ}10'00''$  East 83.87 feet to the point of beginning.

## PARCEL NO. 3:

Commencing South 507.63 feet and East 1316.19 feet from the West quarter corner of Section 28, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence North  $0^{\circ}29'51''$  West 325.5 feet; thence South  $86^{\circ}$  East 377.35 feet; thence South 82.5 feet; thence South  $86^{\circ}$  East 99 feet; thence South 358.71 feet; thence North  $86^{\circ}$  West 111.38 feet; thence North  $0^{\circ}08'17''$  East 140.3 feet; thence North  $89^{\circ}51'43''$  West 361.69 feet to the point of beginning.

## PARCEL NO. 4:

Commencing South 207.13 feet and East 1789.37 feet from the Northwest corner of the Southwest quarter of Section 28, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence South 94.03 feet; thence North  $86^{\circ}00'00''$  West 99 feet; thence North 92.31 feet; thence South  $86^{\circ}59'59''$  East 98.89 feet to the point of beginning.

## PARCEL NO. 5:

Beginning at the Southeast corner of Lot 1, Plat "A", Creekside Business Park Subdivision, Springville, Utah, which point lies East 1814.289 feet, and South 120.441 feet according to Utah Coordinate Bearings Central Zone, from the West quarter corner of Section 28, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence North  $85^{\circ}05'58''$  West 264.15 feet along the South line of said Creekside Subdivision and along a fence; thence South 96.77 feet continuing along said subdivision; thence South  $87^{\circ}00'00''$  East 263.55 feet along a partial fence and its extensions; thence North 88.00 feet along the apparent West line of Main Street to the point of beginning.

WATER RIGHT NUMBER 51-1480, FLOWING 0.168 CFS OR 5.88 ACRE-FEET.

WATER RIGHT NUMBER 51-2710, APPLICATION/CLAIM NUMBER U21345,  
FLOWING AT 0.035 CFS, POINT OF DIVERSION (1) S 2820 FT W 1110 FT FROM  
N4 COR, SEC 28, T 7S, R 3E, SLBM.

WATER RIGHT NUMBER 51-1480, APPLICATION/CLAIM NUMBER A32254,  
CERTIFICATE NUMBER 6570, FLOWING AT 0.133 CFS, POINT OF DIVERSION  
(1) S 236 FT E 1390 FEET FROM W4 COR, SEC 28 T 7S R 3E, SLBM.

The Real Property or its address is commonly known as ADDRESS NOT ASSIGNED:  
945 North Main; 999 North Main; 1001 North Main, Springville, UT 84663. The Real  
Property tax identification number is 23-011-0035; 23-011-0033; 23-011-0034; 23-011-  
0042; 23-011-0041.



ENT 106687:2017 PG 1 of 3  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2017 Oct 27 10:54 am FEE 15.00 BY DA  
RECORDED FOR JENNINGS, WILLIAM

The Order of the Court is stated below:

Dated: October 27, 2017  
09:38:38 AM

/s/ LYNN W. DAVIS  
District Court Judge

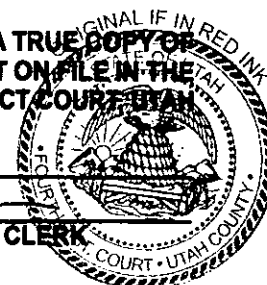


William T. Jennings (8213)  
Law Office of William T. Jennings  
141 West 900 North  
Springville, Utah 84663  
Telephone: (801) 787-9686  
Email: wtjenningslaw@hotmail.com

I CERTIFY THAT THIS IS A TRUE COPY OF  
AN ORIGINAL DOCUMENT ON FILE IN THE  
FOURTH JUDICIAL DISTRICT COURT OF  
COUNTY, STATE OF UTAH

DATE 10/27/17

[Signature]  
DEPUTY COURT CLERK



**IN THE FOURTH JUDICIAL DISTRICT COURT OF UTAH COUNTY**

**STATE OF UTAH**

\* \* \* \* \*

SAGACIOUS GRACE, LC, a Utah  
limited liability company,

Plaintiff,

v.

BVP HOLDINGS LIMITED, a Utah  
limited liability company and DOES 1-5,

Defendants.

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**ORDER OF QUIET TITLE**

Case No. 170401096

Judge: Lynn Davis

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This matter comes before the court for entry of an order on Plaintiff's action for Quiet Title. Therefore, the Court, having entered its Findings of Fact and Conclusions of Law, having reviewed the file, the pleadings and otherwise being fully advised and informed in this case, hereby enters the following Order:

1. The Court hereby quiets title to the real property represented by tax I.D. Number 49:624:0004 in Sagacious Grace, LC. The legal description for the real property is:

Part of Lot 1, Park Ro-She Sub described as follows: Com S 208.51 ft & E 1815.48 Ft Fr NW Cor. SW 1/4 Sec. 28, T7S, R3, SLB&M.; S 0 Deg 13'33" E 422.77 Ft; Along a Curve to R (Chord Bears: S 46 Deg 53' 14" W 21.97 Ft, Radius = 14.99 Ft); N 86 Deg 0' 0" W 11.35 Ft; N 438.34 Ft; S 87 Deg 0' 1" E 25.74 Ft to Beg.

8. The Court hereby quiets title to the real property represented by tax I.D. Number 49:624:0005 in Sagacious Grace, LC. The legal description for the real property is:

Part of Lot 1, Park Ro-she Sub described as follows: Com S 172.82 Ft & E 1314.37 Ft Fr NW Cor. SW 1/4 Sec. 28, T7s, R3, SLB&M.; S 86 Deg 2' 56" E 237.66 FT; S 5.51 Ft; S 87 Deg 0' 0" E 139.7 Ft; S 6.51 Ft; N 86 Deg 0; 0" W 377.44 Ft; N 0 Deg 29' 51" W 9.38 Ft to Beg.

**ENTERED BY THE COURT ON THE DATE AND TIME STAMPED AT THE**

**BEGINNING OF THIS DOCUMENT**