

WHEN RECORDED, RETURN TO:

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Fee: \$30.00 Check Filed By: JP
ELIZABETH PALMIER, Recorder
WASATCH COUNTY CORPORATION
For: JONES ROGER

BOUNDARY LINE AND QUIT CLAIM AGREEMENT

THIS AGREEMENT is made the 29th day of March, 2013, by and between JOSEPH AND MARJORIE JONES FAMILY, LLC, a Utah limited liability company, a Utah limited liability company ("Jones Family"), having an address of 2720 St. Mary's Way, Salt Lake City, Utah 84108, and RUTH FARRELL, an individual, STEVEN FARRELL, an individual, and LEEROY FARRELL, an individual (collectively "Farrell"), having an address of 325 West 500 South, Midway, Utah 84049.

WITNESSETH:

WHEREAS, Jones Family and Farrell are adjoining property owners, with Jones Family owning the property described in Exhibit A (the "Jones Family Property"), and Farrell owning the property described in Exhibit B (the "Farrell Property"); and

WHEREAS, there is a question as to the proper location of the boundary line dividing the Jones Family Property and the Farrell Property; and

WHEREAS, the parties hereto wish to settle any questions that may exist as to the location of said boundary line by entering into a boundary line agreement in accordance with Utah Code Ann. Section 57-1-45;

NOW, THEREFORE, for and in consideration of the mutual promises and mutual quitclaims hereinafter appearing, it is agreed by and between the parties as follows:

1. Jones Family and Farrell hereby agree that the Jones Family Property, as described by metes and bounds, including the agreed upon boundary line between the Jones Family Property and Farrell Property, has been determined by a Record of Survey dated November 21, 2012, prepared by Jason G. Jenkins, P.L.S. of Midway, Utah ("Record of Survey"), a copy of which is attached hereto as Exhibit D, and shall be hereafter legally described as set forth on Exhibit C (the "Modified Jones Family Property").

2. In accordance with Paragraph 1 hereof, Jones Family and Farrell agree that the Eastern boundary line of the Modified Jones Family Property (hereinafter the "Boundary Line") and described by metes and bounds in Exhibit C, constitutes the boundary line between the Modified Jones Family Property and Farrell Property.

3. In accordance with Paragraph 1 hereof, Farrell hereby remises, releases, and forever quit-claims unto Jones Family, its successors or assigns, all rights, title and interest which Farrell may have or claims to have in any property lying West of the aforesaid Boundary Line and agrees that, after the execution of this Boundary Line Agreement and Quit-Claim, Farrell, her heirs, legal representatives, or assigns, shall have and shall claim no right, title, or interest in or to the property West of the aforesaid Boundary Line; and shall not institute any action or procedure against Jones Family, its successors or assigns wherein they claims any right, title, or interest in and to such property to the West of the aforesaid Boundary Line.

4. In accordance with Paragraph 1 hereof, Jones Family hereby remises, releases, and forever quit-claims unto Farrell, its successors or assigns, all rights, title and interest which Jones Family may have or claims to have in any property lying East of the aforesaid Boundary Line and agrees that, after the execution of this Boundary Line Agreement and Quit-Claim, Jones Family, its heirs, legal representatives, or assigns, shall have and shall claim no right, title, or interest in or to the property East of the aforesaid Boundary Line; and shall not institute any action or procedure against Farrell, its successors or assigns wherein it claims any right, title, or interest in and to such property to the East of the aforesaid Boundary Line.

5. The fence on the westerly side of the Farrell Property (the "Fence") generally runs north – south. Jones Family and Farrell acknowledge that it is their mutual intention that the new boundary line is west of the existing Fence as depicted on the Record of Survey, and that Farrell maintains ownership of the strip of property west of the fence to the new Boundary Line as shown on the Record of Survey.

(signature pages to follow)

Signed and entered into as of this 29th day of March, 2013.

JOSEPH AND MARJORIE JONES FAMILY, LLC,
a Utah limited liability company

By: Roger Jones
Roger Jones, its manager

Ruth Farrell
RUTH FARRELL, an individual

Steven Farrell
STEVEN FARRELL, an individual

Leeroy Farrell
LEEROY FARRELL

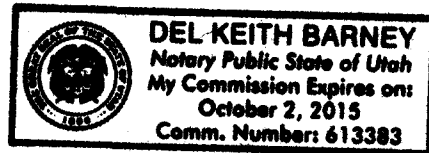
STATE OF UTAH)
County of Wasatch) : ss.

The foregoing instrument was acknowledged before me this 29th day of MARCH, 2013, by Roger Jones, in his capacity as Manager of Joseph and Marjorie Jones Family, LLC, a Utah limited liability Company.

Del Keith Barney

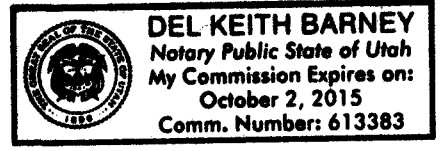
Notary Public
Residing at: Wasatch County, Utah

My Commission Expires: Oct. 2, 2015



STATE OF UTAH)
) : ss.
County of Wasatch)

The foregoing instrument was acknowledged before me this 29th day of MARCH, 2013, by RUTH FARRELL, an individual.



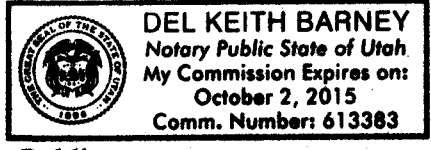
Del Keith Barney

Notary Public
Residing at: WASATCH County, UTAH

Oct. 2, 2015
My Commission Expires:

STATE OF UTAH)
) : ss.
County of Wasatch)

The foregoing instrument was acknowledged before me this 29th day of MARCH, 2013, by STEVEN FARRELL, an individual.



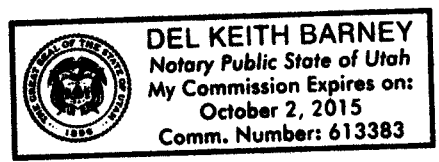
Del Keith Barney

Notary Public
Residing at: WASATCH County, UTAH

Del Keith Barney Oct. 2, 2015
My Commission Expires:

STATE OF UTAH)
) : ss.
County of Wasatch)

The foregoing instrument was acknowledged before me this 29th day of MARCH, 2013, by LEEROY FARRELL, an individual.



Del Keith Barney

Notary Public
Residing at: WASATCH County, UTAH

My Commission Expires: Oct. 2, 2015

EXHIBIT A
Legal Description of Jones Family Property

Beginning at the Northwest Corner of the Northeast Quarter of Section 3, Township 4 South, Range 4 East, SLB&M; and running thence South 381 feet; thence West 843.2 feet; thence North 4° West 35 feet; thence North 55° East 22 rods; thence North 18° East 28 rods; thence North 82° West 1.68 chains; thence North 1° 10' East 2.30 chains; thence South 38° 45' East 2.25 chains; thence South 27° 20' East 10.4 chains to the point of beginning.

Together with a right of way appurtenant to the above described land for ingress and egress and for the installation, maintenance and operation of electric power lines, water, sewer or pipelines and facilities related thereto and other utilities, upon or under the following described land, to wit:

Commencing at a point 381 feet South of the Northwest Corner of the Northeast quarter of said Section 3, Township 4 South, Range 4 East, SLB&M, and running thence South 939 feet; thence West 33 Feet; Thence North 939 feet; and thence East 33 Feet to the place of beginning.

Together with all of Clark Benson's and Alice Benson's right, title and interest in and to any land located Westerly of the above described land and Easterly of the fence line now extending Northerly along Snake Creek near the Westerly boundary of the land first herein above described (approximately 10 acres).

Tax Serial Number OMI-0350-0-034-034 (Parcel No. 00-0006-3920)

Exhibit B
Legal Description of Farrell Property

PARCEL 1:

Beginning at the Southwest corner of Lot 2 of Section 3, Township 4 South, Range 4 East, SLB&M; thence North 80 rods, thence E 20 rods; thence South 80 rods; thence West 20 rods to POB, consisting of 10 acres, more or less.

Tax Serial No. OMI-0504-0-003-44 (Parcel No. 00-0006-5818)

PARCEL 2:

Beginning at the Southeast corner of SW1/4 of Section 34, Township 3 South, Range 4 East, SLB&M' thence North 27^m 20'00" West 10.75 chains; thence North 47^m 15'00" East 3.50 chains; thence South 31^m 30'00" East 14 chains; thence West 5 chains to POB, consisting of 5 acres, more or less.

Tax Serial No. OMI-0351-0-034-034 (00-0006-3920)

Exhibit C
Legal Description of Modified Jones Family Property

Beginning at the Wasatch County Survey Monument for the South Quarter Corner of Section 34, Township 3 South, Range 4 East, and the North Quarter Corner of Section 3, Township 4 South, Range 4 East, Salt Lake Base and Meridian; Thence South 0.35 feet and West 35.69 feet to the Point of Beginning for this description:

Thence South along an existing fence line 381.00 feet,

Thence North 89° 59' 47" West 728.80 feet,

Thence North 34° 36' 20" East 270.97 feet,

Thence North 5° 50' 43" East 149.02 feet,

Thence North 29° 27' 50" East 285.63 feet,

Thence North 8° 01' 47" West 376.10 feet,

Thence South 88° 35' 01" East 80.01 feet,

Thence along an existing fence line, North 69° 47' 22" East 68.60 feet,

Thence South 27° 19' 51" East 712.69 feet to the point of beginning of this description.

Contains 9.67 acres, more or less.

Tax Serial Number OMI-0350-0-034-034 (Parcel No. 00-0006-3920)

