

**When Recorded, Mail to:**

SPANISH FORK CITY

40 South Main St.  
Spanish Fork, UT 84660

ENT 172868:2006 PG 1 of 2  
RANDALL A. COVINGTON  
UTAH COUNTY RECORDER  
2006 Dec 21 4:15 pm FEE 0.00 BY ML  
RECORDED FOR EQUITY TITLE - OREM BLVD.  
ELECTRONICALLY RECORDED

(Space Above this Line for Recording Data)

ETA # 2215636

**WARRANTY DEED**

WESTERN OASIS PROPERTIES, LC, Grantor(s), hereby convey(s) and warrant(s) to

SPANISH FORK CITY, Grantee(s)

for the sum of ten dollars and other good and valuable consideration, the following described tract of land in UTAH County, State of Utah, to wit:

See Attached Exhibit "A"

27:037:0079


Subject to covenants, conditions and restrictions of record.


IN WITNESS WHEREOF, Grantor(s) has/have executed this Warranty Deed the 20th day of December, 2006.

  
WESTERN OASIS PROPERTIES, LC

COUNTY OF UTAH                    )  
  :ss  
STATE OF UTAH                    )

The foregoing instrument was acknowledged before me the 20th day of December, 2006, by LARRY J. MYLER, MANAGER FOR WESTERN OASIS PROPERTIES, LC.

  
Notary Public

  
C. ADELLA PEARSON  
NOTARY PUBLIC - STATE OF UTAH  
833 WEST 2450 NORTH  
LEHI, UTAH 84043  
COMM. EXPIRES 3-23-2010

## PARCEL 1:

BEGINNING AT A FENCE CORNER ON THE EAST LINE OF A COUNTY ROAD, SAID POINT BEGIN NORTH 1376.20 FEET AND EAST 10.69 FEET, ACCORDING TO UTAH COORDINATE BEARINGS, CENTRAL ZONE, FROM THE WEST QUARTER CORNER OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE ALONG A FENCE ON THE EAST LINE OF SAID COUNTY ROAD ALL OF THE FOLLOWING COURSES: SOUTH 0°17'25" EAST 1006.69 FEET; THENCE SOUTH 0 degrees 37'02" EAST 436.23 FEET; THENCE SOUTH 5°26' EAST 401.31 FEET; THENCE SOUTH 0°49' EAST 126.00 FEET TO THE NORTH RIGHT OF WAY FENCE OF THE DENVER AND RIO GRANDE RAILROAD; THENCE ALONG SAID RAILROAD RIGHT OF WAY FENCE THE FOLLOWING COURSES: SOUTH 55°04'48" EAST 698.03 FEET; THENCE ALONG A 3467.87 FOOT RADIUS CURVE TO THE RIGHT 1212.55 FEET, THE CHORD TO SAID CURVE BEARS SOUTH 45°07'14" EAST 1206.49 FEET, THE DEGREE OF CURVE ON THE RAILROAD CENTER LINE BEING 1°40'; THENCE PARTING FROM SAID FENCE EAST 486.35 FEET TO THE WEST RIGHT OF WAY FENCE OF THE DENVER & RIO GRANDE RAILROAD; THENCE ALONG SAID RAILROAD RIGHT OF WAY FENCE ON ALL OF THE FOLLOWING COURSES: NORTH 3°40'40" WEST 386.06 FEET; THENCE ALONG A 5694.65 FOOT RADIUS CURVE TO THE LEFT 2418.22 FEET, THE CHORD TO SAID CURVE BEARS NORTH 15°43'23" WEST 2400.04 FEET, THE DEGREE OF CURVE AT THE RAILROAD CENTER LINE IS 1°; THENCE NORTH 28°00'28" WEST 606.12 FEET TO A FENCE INTERSECTION; THENCE SOUTH 89°21'05" WEST ALONG A FENCE 1003.49 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN.

ALSO LESS AND EXCEPTING THEREFROM ANY PORTION WITHIN THE BOUNDS OF THE FOLLOWING UTAH POWER AND LIGHT PROPERTY:

BEGINNING AT THE WEST BOUNDARY LINE OF THE GRANTORS' LAND, WHICH IS THE WEST QUARTER CORNER OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 743.03 FEET ALONG SAID SECTION LINE; THENCE SOUTH 28°14' EAST 839 FEET, MORE OR LESS; THENCE EAST 350 FEET, MORE OR LESS, TO A DITCH; THENCE SOUTHWESTERLY 328 FEET, MORE OR LESS, ALONG SAID DITCH; THENCE SOUTH 28°14' EAST 70 FEET, MORE OR LESS; THENCE NORTH 89°46' EAST 1173.57 FEET TO THE EAST BOUNDARY LINE OF SAID GRANTORS' LAND; THENCE SOUTH 14°30' EAST 123.82 FEET ALONG SAID EAST BOUNDARY LINE; THENCE SOUTH 89°46' WEST 1276.19 FEET; THENCE NORTH 28°14' WEST 475.87 FEET; THENCE WEST 258.72 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM ANY PORTION WITHIN THE BOUNDS OF ANY RAILROAD RIGHTS OF WAY AND ANY STREETS OR HIGHWAYS.

ALSO LESS AND EXCEPTING THEREFROM THAT PORTION CONVEYED TO SPANISH FORK CITY, AS DISCLOSED BY THAT CERTAIN QUIT CLAIM DEED, RECORDED SEPTEMBER 14, 2004, AS ENTRY NO. 105523;2004, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT WHICH IS LOCATED EAST 1487.90 FEET AND SOUTH 1843.56 FEET FROM THE WEST QUARTER CORNER OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE EAST 475.30 FEET; THENCE NORTH 03°50'36" WEST 119.70 FEET; THENCE SOUTH 82°33'19" WEST 237.52 FEET; THENCE SOUTH 69°04'04" WEST 248.14 FEET TO THE POINT OF BEGINNING.

## PARCEL 1A:

TOGETHER WITH TWO SIXTY-SIX (66) FOOT WIDE RIGHT OF WAY OVER AND ACROSS THE ABOVE-DESCRIBED UTAH POWER AND LIGHT PROPERTY, THE LOCATIONS OF WHICH ARE TO BE DETERMINED AT A LATER DATE, AS RESERVED IN THAT WARRANTY DEED DATED JUNE 15, 1978, AND RECORDED JUNE 21, 1978, IN BOOK 1657, AT PAGE 136, AS ENTRY NO. 24369.