

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.

Mail Tax Notice To:
Spanish Fork City
40 South Main Street ~~SPANNA~~, Spanish
Fork, UT 84660

File No.: 1210404

Space above this line for Recorder's use

Tax ID No. 27-037-0025

QUIT CLAIM DEED

PacifiCorp, an Oregon corporation doing business as Rocky Mountain Power, successor in interest to Utah Power & Light Company, a corporation, GRANTOR

hereby **QUIT CLAIMS TO**

Spanish Fork City, GRANTEE(S)

for the sum of (\$10.00) Ten Dollars and other good and valuable considerations the following described tract of land in Utah County, State of Utah, to-wit:

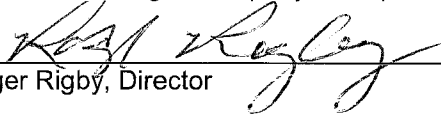
A portion of the Southwest Quarter and the Northwest Quarter of Section 27, Township 8 South, Range 3 East, Salt Lake Base & Meridian, located in Spanish Fork, Utah, more particularly described as follows:

Beginning at a point N0°12'09" W along the section line 5.25 feet and East 396.90 feet from the West Quarter Corner of Section 27, T8S, R3E, S.L.B.&M., said point being on the North line of that real property described at Entry No. 24369:1978 in the Official Records of Utah County; thence along said real property the following two (2) courses: N89°47'51" E 350.00 feet; thence S42°45'33" W 329.51 feet; thence N27°41'09" W 271.81 feet to the point of beginning.

Tax ID No. 27-037-0025

WITNESS the hand of said Grantor(s) this 10th day of May, 2021.

PacifiCorp, an Oregon corporation doing business as Rocky Mountain Power, successor in interest to Utah Power & Light Company, a corporation

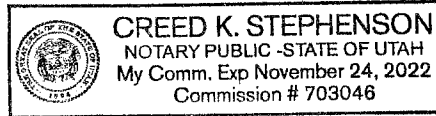


Roger Rigby, Director

State of Utah
County of Utah

On this 6th day of May, 2021, personally appeared before me, the undersigned Notary Public, personally appeared Roger Rigby, Director of PacifiCorp, an Oregon corporation doing business as Rocky Mountain Power, successor in interest to Utah Power & Light Company, a corporation, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Creed K. Stephenson
Notary Public
My commission expires: 11/24/22



SPANISH FORK

PRIDE & PROGRESS

May 6, 2021

TO WHOM IT MAY CONCERN

Thank you for handling the closing of the real estate transaction between Spanish Fork City and Rocky Mountain Power. As Spanish Fork City is a governmental entity, there is no recording fee to record the deed transferring title to Spanish Fork City. We are responsible for the electronic access fee. Spanish Fork City has authorized that purchase. Based on that fact, you are also authorized to record that deed on behalf of the City.

Thank you for your assistance in this matter. Please contact Vaughn Pickell, City Attorney at 801.804.4676 if you have any questions.

Sincerely,



Tyler P. Jacobson
Assistant City Manager
Spanish Fork City

