

When Recorded, Mail To:
Utah County
100 East Center
Provo, Utah 84606
Order #53522
Tax #14-017-0231

ENT 45363:2011 PG 1 of 2
JEFFERY SMITH
UTAH COUNTY RECORDER
2011 Jun 21 1:28 pm FEE 0.00 BY CS
RECORDED FOR UTAH COUNTY

WARRANTY DEED

JAMES T. THOMPSON, WINEFORD C. THOMPSON, J. T. THOMPSON JR. and JAYNE SMITH,
TRUSTEES OF THE J. T. AND W. C. THOMPSON TRUST UTAD 2/13/2007, grantor

of American Fork, County of Utah, State of Utah, hereby CONVEY(S) AND WARRANT(S) to

UTAH COUNTY, A Body Politic Of The State Of Utah

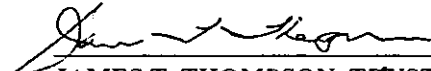
of 100 East Center, Provo, Utah 84606 grantee
for the sum of

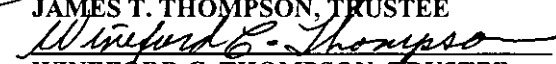
TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS the following
described tract of land in Utah County, State of Utah:

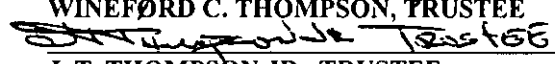
SEE EXHIBIT "A" ATTACHED HERETO, INCORPORATED HEREIN AND MADE A PART HEREOF
FOR LEGAL DESCRIPTION.

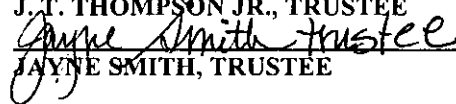
Subject to reservations, restrictions, covenants, easements and rights of ways of record, visible by
inspection or otherwise.

Witness the hand of said grantor, this 21st day of June, A.D. 2011
Signed in the presence of



JAMES T. THOMPSON, TRUSTEE


WINEFORD C. THOMPSON, TRUSTEE


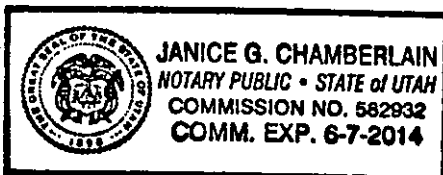
J. T. THOMPSON JR., TRUSTEE


JAYNE SMITH, TRUSTEE

STATE OF UTAH)

COUNTY OF UTAH) ss.

On the 21st of June, A.D. 2011 personally appeared before me, JAMES T. THOMPSON, WINEFORD C. THOMPSON, J. T. THOMPSON JR., and JAYNE SMITH, TRUSTEES OF THE J. T. and W.C. THOMPSON TRUST UTAD 2/13,2007 the signers of the foregoing instrument, who duly acknowledged to me that they executed the same in behalf said Trust.





Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION

A parcel of land in fee, being part of an entire tract of property, situate in the North half of the Southwest Quarter of Section 18, Township 5 South, Range 2 East, Salt Lake Base and Meridian, in Utah County, State of Utah, for the widening of the existing North County Boulevard, known as Project No. RD920. The boundaries of said parcel of land are described as follows:

Beginning at the Northwest corner of said entire tract, said point also being at the intersection of the existing Easterly right of way line of North County Boulevard (4650 West Street) and the Southerly right of way line of 300 North Street which point is 543.90 feet South and 1,175.93 feet East from the West Quarter corner of said Section 18; and running thence East 86.18 feet along said Southerly right of way line; thence South $00^{\circ} 10' 18''$ West 2.66 feet; thence South $65^{\circ} 43' 43''$ West 73.01 feet; thence South $00^{\circ} 08' 35''$ West 132.33 feet to the Southerly boundary line of said entire tract; thence West 19.29 feet along said Southerly boundary line; thence North 165.00 feet along said Easterly right of way line to the point of beginning.

A perpetual easement, upon part of an entire tract of property, situate in the North half of the Southwest quarter of Section 18, Township 5 South, Range 2 East, Salt Lake Base and Meridian, in Utah County, State of Utah, for the purpose of constructing thereon cut and/or fill slopes and appurtenant parts thereof to facilitate the widening of the existing North County Boulevard, known as Project No. RD920. The easement includes the right to maintain and continue the existence of said cut and/or fill slopes in the same grade and slope ratio as constructed by Utah County. The easement shall run with the Real Property and shall be binding upon the Grantor and the Grantors successors, heirs and assigns, and includes and conveys all rights of grantor to change the vertical distance or grade of said cut and/or fill slopes. Notwithstanding the forgoing however, Grantor retains the right to the use of the surface of the easement. The boundaries of said part of an entire tract are described as follows:

Beginning at the intersection of the Easterly right of way line of said Project which point is 576.75 feet South and 1,195.55 feet East from the West Quarter corner of said Section 18; and running thence North $65^{\circ} 43' 43''$ East 10.98 feet; thence South $00^{\circ} 08' 35''$ West 136.84 feet; thence West 10.00 feet along the Southerly boundary line of said entire tract; thence North $00^{\circ} 08' 35''$ East 132.33 feet along the Easterly right of way line of said Project to the point of beginning.