



ENT 113819:2020 PG 1 of 6
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Aug 04 3:57 pm FEE 50.00 BY MA
RECORDED FOR OREM CITY CORPORATION

Order No. 83618-19

QUIT-CLAIM DEED

800 North Office Park, LLC, Kenneth B. Harris and Carol J. Harris, GRANTOR, of Utah County, State of Utah, hereby quit—claims to 800 North Office Park, LLC, GRANTEE, of Utah County, State of Utah, for the sum of ten dollars and other good and valuable consideration, the following described tract of land in Utah County, State of Utah

See Attached Schedule "A"

In compliance with Utah Code § 10—9a—606, the foregoing conveyance of real property has been approved by Orem City, the Cascade Office Park Condominium Owners Association, Inc., and 800 North Office Park, LLC, and such approvals are attached hereto as Exhibits A, B, and C respectively.

WITNESS the hand of said GRANTOR this 31st day of July, 2020

By: Steve Davies
Steve Davies, Manager

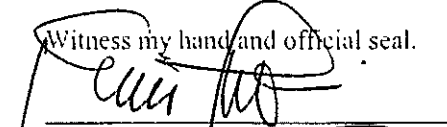
By: Kenneth B. Harris
Kenneth B. Harris

By: Carol J. Harris
Carol J. Harris

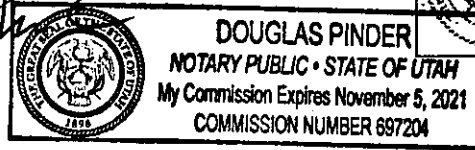
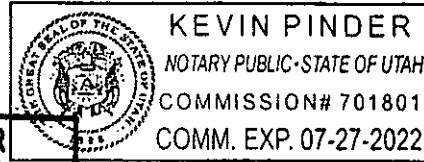
STATE OF UTAH
COUNTY OF UTAH

On this 31st day of July 2020, personally appeared Steve Davies, whose identity is personally known to me or proved on the basis of satisfactory evidence and who by me duly sworn or affirm, did say he/she is Manager of 800 North Office Park, LLC and said document was signed by him/her on behalf of said Limited Liability Company by Authority of its Bylaws or Resolution of its Board of Directors, and said Manager acknowledged to me said Limited Liability Company executed the same.

Witness my hand and official seal.



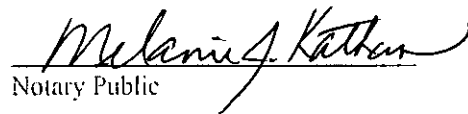
Notary Public



STATE OF UTAH
COUNTY OF UTAH

On this 29th day of July, 2020, personally appeared Kenneth B. Harris and Carol J. Harris, whose identity is personally known to me or proved on the basis of satisfactory evidence and who by me duly sworn or affirm and acknowledged to me that they did executed the same.

Witness my hand and official seal.



Notary Public

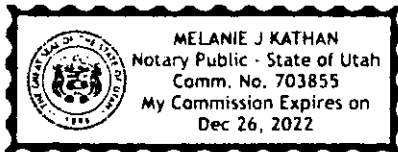


EXHIBIT A

NOTICE OF APPROVAL OF LOCAL GOVERNMENT

Pursuant to Utah Code 10—93—606(5)(a)

RECITALS

Cascade Office Park Condominium Owners Association (the Association)

A. 800 North Office Park, LLC. (the "Association") is the fee simple owner of the following described tract of land (hereinafter, the "Parcel") in Utah County, State of Utah:

See Attached Schedule "A"

B. The Parcel is part of Association's common area.

C. Utah Code § 10-9a-606 permits the Association to convey the Parcel to another person or entity upon approval of the local government. The Parcel is located within Orem City limits, and Orem City has jurisdiction over zoning and development of the Parcel.

CERTIFICATION

In consideration of the foregoing recitals, the undersigned executes this Notice of Approval for the conveyance of the 800 North Office Park, LLC and certifies that Orem City has granted approval to the Association to convey the Parcel to 800 North Office Park, LLC

IN WITNESS WHEREOF, the undersigned executes this NOTICE OF APPROVAL OF LOCAL GOVERNMENT as of this 31st day of July, 2020

Orem City, a Utah municipal corporation

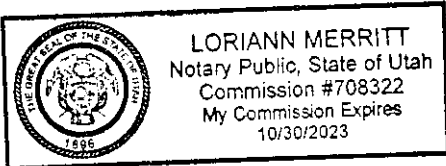
Steven C. Earl

By: *Steven C. Earl*
Its: *Orem Deputy City Attorney*

STATE OF UTAH
COUNTY OF UTAH

On the 31 day of July, 2020 personally appeared before me *Steven C. Earl*, who by me being duly sworn, did say that he/she is a representative of Orem, City, and that he/she is authorized to execute this Notice of approval.

Witness my hand and official seal.
Loriann Merritt
Notary Public



Schedule A**LEGAL DESCRIPTION****Property Description**

Commencing at a point located South 00°27'08" East along the Section line 36.34 feet and East 661.24 feet from the West quarter corner of Section 12, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence along 800 North Street the following 3 courses: North 89°59'45" East 316.96 feet, South 86°54'55" East 180.29 feet, North 89°26'16" East 111.15 feet; thence along the arc of a 30.00 foot radius curve to the right 7.61 feet (chord bears South 83°17'58" East 7.59 feet); thence along the arc of a 35.00 foot radius curve to the right 37.88 feet (chord bears South 31°19'30" East 36.06 feet); thence South 00°19'13" East along 1000 East Street 110.67 feet; thence along the arc of a 100.00 foot radius curve to the left 15.25 feet (chord bears South 04°41'16" East 15.23 feet); thence along the arc of a 778.00 foot radius curve to the right 39.87 feet (chord bears South 07°35'14" East 39.87 feet); thence South 89°43'23" West along Cascade Estates Subdivision 639.63 feet; thence North 00°31'36" West along The Orchards at 800 North Subdivision 208.74 to the point of beginning.

AREA=129,198 sq. ft. or 2.97 acres

EXHIBIT B

NOTICE OF APPROVAL OF ASSOCIATION

Pursuant to Utah Code 10-9a-606(5)(b)

RECITALS

A. Cascade Office Park. Condominium Owners Association, Inc. (The "Cascade") is the fee simple owner of the following described tract of land (hereinafter, the "Parcel") in Utah County, State of Utah:

See Attached Schedule "A"

B. The Parcel is part of Cascade Office Park. Condominium Owners Association, Inc (the "Association") common area.

C. Utah Code § 10—9a~606 permits Cascade Office Park to convey the Parcel to the Association upon approval of at least 67% of the Voting interests of the Association.

D. Pursuant to the Master Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Cascade in Orem recorded on December 5, 2018 in the office of the Utah County Recorder as Entry Number 115296:2018 , 800 North Office Park, LLC is the Declarant of the Association, and as such, holds all voting interests of the Association.

CERTIFICATION

In consideration of the foregoing recitals, the undersigned executes this Notice of Approval for the conveyance of the Parcel to 800 North Office Park, LLC and certifies that Cascade has received approval from 800 North Office Park, LLC for the conveyance of the Parcel, who holds more than 67% of the Association's voting interest.

IN WITNESS WHEREOF, the undersigned executes this NOTICE OF APPROVAL OF ASSOCIATION as of this 29th day of July, 2020

Cascade Office Park. Condominium Owners Association, Inc

By Steve Davies
Steve Davies, Manager

STATE OF UTAH
COUNTY OF UTAH

On this 29th day of July, 2020, personally appeared Steve Davies, whose identity is personally known to me or proved on the basis of satisfactory evidence and who by me duly sworn or affirm, did say he/she is _____ of Cascade Office Park. Condominium Owners Association, Inc and said document was signed by him/her on behalf of said Corporation, and said acknowledged to me said Corporation executed the same.

Witness my hand and official seal.
Kevin Pinder
Notary Public



EXHIBIT C

NOTICE OF APPROVAL OF DECLARANT

Pursuant to Utah Code 10-99-606(5)(c)

RECITALS

Cascade Office Park Condominium owners association inc (the cascade-
A 800 North Office Park, LLC (the "800 North") is the fee simple owner of the following described tract of land
(hereinafter, the "Parcel") in Utah County, State of Utah:

See Attached Schedule "A"

B. The Parcel is part of Cascade Office Park. Condominium Owners Association, Inc (the "Association")
common area.

C. Utah Code § 10—9a—606 permits 800 North to convey the Parcel to the Association upon approval of the
declarant during the period of administrative control.

D. Pursuant to the Master Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements
for Cascade Office Park in the office of the Utah County Recorder as Entry Number 3536022017, Edge
Exchange, LLC is the Declarant of the Exchange project. As of the date of execution of this instrument, the
Period of Declarant Control remains in effect.

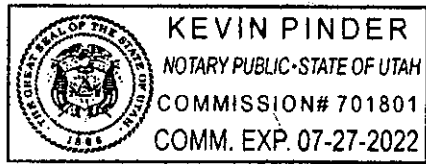
CERTIFICATION

In consideration of the foregoing recitals, the undersigned executes this Notice of Approval for the conveyance
of the Parcel to 800 North Office Park, LLC and certifies that 800 North Office Park, LLC, as Declarant, hereby
approves the conveyance.

IN WITNESS WHEREOF, the undersigned executes this NOTICE OF APPROVAL OF DECLARANT as of
this 29th day July, 2020.

800 North Office Park, LLC

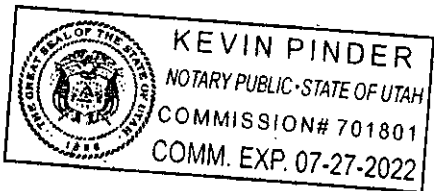
By: Steve Davies
Steve Davies, Manager



STATE OF UTAH
COUNTY OF UTAH

On this 29th day of July, 2020, personally appeared Steve Davies, whose identity is personally known to me or
proved on the basis of satisfactory evidence and who by me duly sworn or affirm, did say he/she is Manager of
800 North Office Park, LLC and said document was signed by him/her on behalf of said Limited Liability
Company by Authority of its Bylaws or Resolution of its Board of Directors, and said Manager acknowledged to
me said Limited Liability Company executed the same.

Witness my hand and official seal.
Kevin Pinder
Notary Public





Prepared By Provo Land Title
Company
83600-19

After Recording Mail To:
980 East 800 North
Orem, UT 84097

Space Above This Line for Recorder's Use

WARRANTY DEED

800 North Office Park, LLC, as to an undivided 90% interest and Kenneth B. Harris and Carol J. Harris, as to an undivided 10% interest
GRANTOR (S) for and in consideration of the sum of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration in hand paid by **800 North Office Park, LLC, a limited liability company** GRANTEE(S), of 980 East 800 North, Orem, UT 84097 hereby CONVEYS AND WARRANTS unto said GRANTEE(S), the following lands lying in Utah County, UT:

PROPERTY DESCRIPTION SET FORTH IN EXHIBIT "A", ATTACHED HERE TO AND MADE A PART HEREOF.

TOGETHER WITH all rights, privileges and appurtenances belonging or in anywise appertaining members and appurtenances to the Real Estate in anywise appertaining thereto, being subject, however, to easements, rights of way, restrictions, etc., of record or enforceable in law or equity.

Tax Serial No. 65-566-0105; 65-566-0106; 65-566-0107; 65-566-0108; 65-566-0204; 65-566-0205; 65-566-0206; 65-566-0207

Witness our hands on 7 day of JANUARY, 2020

Grantor:

Steve Davies, manager of 800 North Office Park, LLC

Kenneth B. Harris
Kenneth B. Harris

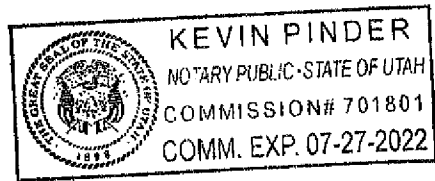
Carol J. Harris
Carol J. Harris

STATE OF UTAH
COUNTY OF UTAH

On this 7th day of January, 2020, before me *Kevin Pinder*, a notary public, personally appeared Steve Davies, who proved on the basis of satisfactory evidence to be the manager of 800 North Office Park, LLC a limited liability company whose name is subscribed to this instrument, and acknowledged he executed the same.

Witness my hand and official seal

Kevin Pinder
Notary Public



STATE OF UTAH
COUNTY OF UTAH

On this 6th day of January, 2020, before me *Kevin Pinder*, a notary public, personally appeared Kenneth B. Harris and Carol J. Harris, proved on the basis of satisfactory evidence to be the persons whose names are subscribed to this instrument, and acknowledged they executed the same.

Witness my hand and official seal

Kevin Pinder
Notary Public



EXHIBIT A

Property 1:

Units 101, 102, 103, 104, 201, 202, 203 and 204, Building 2, Plat "A", Cascade Office Park Condominiums, including a vacation of Lot 1, Plat A, Cascade Office Park Subdivision, Orem, Utah County, Utah, according to the official plat thereof on file in the office of the Recorder, Utah County, Utah.