

Recording Requested by:
First American Title Insurance Agency, LLC
315 South 500 East, Suite 101
American Fork, UT 84003
(801)763-8676

AFTER RECORDING RETURN TO:
Nimbus Pleasant Grove, LLC
701 E Sunburst Lane
Alpine, UT 84004

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. **321-5784970 (TF)**
A.P.N.: **14-055-0111**

Norton Investment Company, L.C., Grantor, of **Pleasant Grove, Utah** County, State of **UT**, hereby CONVEY AND WARRANT to

Nimbus Pleasant Grove, LLC, a **Utah limited liability company**, Grantee, of **Alpine, Utah** County, State of **UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Utah** County, State of **Utah**:

COMMENCING AT A POINT LOCATED SOUTH 2.95 FEET AND EAST 1531.53 FEET FROM THE WEST ONE-QUARTER CORNER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING IS THE UTAH STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE); THENCE ALONG FENCE LINES AS FOLLOWS: NORTH 00°19'08" WEST 1779.14 FEET; NORTH 89°22'26" EAST 406.47 FEET; SOUTH 01°01'20" EAST 480.54 FEET; NORTH 87°26'13" EAST 115.49 FEET; SOUTH 01°07'38" EAST 399.83 FEET; NORTH 87°30'24" WEST 108.73 FEET; SOUTH 00°08'30" EAST 916.03 FEET; NORTH 89°37'15" WEST 421.99 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED TO PLEASANT GROVE CITY CORP., A UTAH MUNICIPALITY AS DISCLOSED IN THAT CERTAIN QUIT CLAIM DEED RECORDED ON DECEMBER 18, 2006 AS ENTRY NO. 170285:2006 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT OF LAND SITUATE IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, FOR THE PURPOSE OF CONSTRUCTING 2000 WEST STREET CONNECTOR IN PLEASANT GROVE CITY. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAM WHITE LANE, WHICH POINT IS 2.95 FEET SOUTH AND 1531.53 FEET EAST AND 92.53 FEET SOUTH 89°37'15" EAST FROM THE WEST QUARTER CORNER OF SAID SECTION 30; AND RUNNING THENCE SOUTH 89°37'15" EAST 307.91 FEET ALONG SAID NORTHERLY LINE OF SAM WHITE LANE, TO A POINT 56.00 FEET RADIALLY DISTANT NORTHEASTERLY FROM THE CENTERLINE OF SAID 2000 WEST STREET CONNECTOR PROJECT; THENCE NORTHWESTERLY 90.83 FEET ALONG THE ARC OF A 1944.00-FOOT RADIUS CURVE TO THE RIGHT, CONCENTRIC WITH SAID CENTERLINE, TO A POINT 56.00 FEET RADIALLY DISTANT NORTHEASTERLY FROM SAID CENTERLINE, OPPOSITE ENGINEERS STATION 37+78.87, (CHORD TO SAID CURVE BEARS NORTH 43°51'16" WEST FOR A DISTANCE OF 90.82 FEET); THENCE NORTH 01°17'24" EAST 50.53 FEET; THENCE NORTH 40°11'28" WEST 82.00 FEET; THENCE NORTH 81°40'20" WEST 50.53 FEET TO A POINT 56.00 FEET RADIALLY DISTANT NORTHEASTERLY FROM SAID CENTERLINE; THENCE NORTHWESTERLY 464.89 FEET ALONG THE ARC OF A 1944.00-FOOT RADIUS CURVE TO THE RIGHT, CONCENTRIC WITH SAID CENTERLINE, TO THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT, (CHORD TO SAID CURVE BEARS NORTH 31°00'55" WEST FOR A DISTANCE OF 463.79 FEET); THENCE SOUTH 00°19'08" EAST 246.40 FEET ALONG SAID WESTERLY BOUNDARY LINE TO A POINT 56.00 FEET RADIALLY DISTANT SOUTHWESTERLY FROM SAID CENTERLINE; THENCE SOUTHEASTERLY 273.06 FEET ALONG THE ARC OF A 2056.00-FOOT RADIUS CURVE TO THE LEFT, CONCENTRIC WITH SAID CENTERLINE, (CHORD TO SAID CURVE BEARS SOUTH 34°15'44" EAST FOR A DISTANCE OF 272.86 FEET); THENCE SOUTH 02°51'09" WEST 48.24 FEET; THENCE SOUTHWESTERLY 83.76 FEET ALONG THE ARC OF A 391.00-FOOT RADIUS CURVE TO THE LEFT, (CHORD TO SAID CURVE BEARS SOUTH 42°48'21" WEST FOR A DISTANCE OF 83.60 FEET), TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM THAT PORTION OF LAND AS DISCLOSED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED ON FEBRUARY 01, 2013 AS ENTRY NO. 10693:2013 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT LOCATED SOUTH 2.95 FEET AND EAST 1531.53 FEET FROM THE WEST ONE QUARTER CORNER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING IS THE UTAH STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE); THENCE ALONG FENCE LINES AS FOLLOWS: NORTH 00°19'08" WEST 1779.14 FEET; NORTH 89°22'26" EAST 406.47 FEET; SOUTH 01°01'20" EAST 480.54 FEET; NORTH 87°26'13" EAST 115.49 FEET; SOUTH 01°07'38" EAST 399.83 FEET; NORTH 87°30'24" WEST 108.73 FEET; SOUTH 00°08'30" EAST 916.03 FEET; NORTH 89°37'15" WEST 421.99 FEET TO THE POINT OF BEGINNING.

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year **2016** and thereafter.

Witness, the hand(s) of said Grantor(s), this 6-17-2016.

ENT 55163 : 2016 PG 3 of 3

Norton Investment Company, L.C.

By: [Signature]

Name: A. Dennis Norton
Title: Manager

STATE OF Utah)
County of Utah)ss.

On 6-17-2016, before me, the undersigned Notary Public, personally appeared A. Dennis Norton, Manager of **Norton Investment Company, L.C.**, 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 to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that 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.

WITNESS my hand and official seal.

My Commission Expires: 9-25-2018

[Signature]
Notary Public

