

Legal Description

Parcel 1: Part of Block 2, Plat "A" HYDE PARK FARM SURVEY, Section 15, Township 12 North, Range 1 East of the Salt Lake Base and Meridian, further described as follows:

Beginning at a point being South 88°17'57" East 171.0 feet from a point of record East along the South line of said 2600 North Street 690.31 feet from a point in the East right of way line of U.S. Highway 91, North 1°06'28" East 744.83 feet from the intersection of the East line of said Highway with the North line of said Lot 4, Block 18, Plat "D" of the LOGAN FARM SURVEY, and running thence South 08°15'26" East 155.9 feet along an existing fence line to a point in the South line of the Dwyth M. Daines property, thence South 88°18'10" East 262.5 feet along said South line to the true point of beginning, and running thence South 1°00'28" West by record (31.15 by measurement) more or less to the North line of the Bullen Brothers Property; thence South 88°18'10" East 283.09 feet, more or less, to the West line of 200 East Street, thence along the West line of 200 East Street North 0°32'50" East 171.30 feet to the South line of 2600 North Street; thence Westerly along the South line of said 2600 North Street to a point North 1°00'28" East 190.3 feet by record (200.93 by measurement) of the point of beginning, thence South 1°00'28" West 200.93 feet, more or less to the point of beginning.

Also Subject to a 10' public utility easement along the Easterly described boundary line.

Parcel 2: Beginning South 88°17'57" East 171 feet from a point by record East along the South line of 2600 North Street 690.31 feet of the point in the East line of US Highway 91; thence North 1°06'28" East 744.83 feet from the intersection of the East line of Highway with the North line of Lot 4, Block 18, Plat "D" LOGAN FARM SURVEY and thence South 8°15'26" East 155.9 feet; thence South 88°18'10" East 262.5 feet to the true point of beginning; thence West 80 feet; thence North 123.5 feet to the South line of 2600 North street; thence Easterly along street 80 feet to a point North of the true point of beginning; thence South to the true point of beginning.

Parcel 3: Beginning South 88°17'57" East 171 feet from a point by record East along the South line of 2600 North Street, 690.31 feet of a point in the East line of US Highway 91; thence North 1°06'28" East 744.83 feet from the intersection of the East line of Highway with the North line of Lot 4, Block 18, Plat "D" LOGAN FARM SURVEY, and thence South 8°15'26" East 155.9 feet; thence South 88°18'10" East 262.5 feet to the true point of beginning; thence West 80 feet; thence North 123.5 feet to the South line of 2600 North Street; thence Easterly along street 80 feet to a point North of the true point of beginning; thence South to the true point of beginning.

Parcel 4: Beginning East 670.64 feet along the South line of 2600 North Street and 20.84 feet along a curve to the left with a radius of 718 feet from the intersection of the South line of 2600 North Street and the East line of US Highway 91 and thence 170.69 feet along said curve to the left; thence South 7°36'04" East 169.48 feet; thence South 89°19'53" East 181.73 feet to the true point of beginning; thence South 89°19'53" East 80.00 feet; thence South 1°00'28" West 31.15 feet to the North line of Bullen Inc. Property; thence North 88°18'10" West 80.0 feet along the North line of said property; thence North 1°18'12" East 29.7 feet to the true point of beginning.

Ent 874186 Bk 1322 Pg 713

HICKMAN LAND TITLE COMPANY

Parcel 5: Beginning at the intersection of the East line of Highway 91 and North line of Lot 4, Block 18, Plat "D" LOGAN FARM SURVEY and thence North 567.97 feet and East 1060.71 feet to the Northeast Corner of a fence and the North line of Bullen Property and the true point of beginning; thence South 88°18'11" East 379.5 feet to the West line of 200 East street; thence South 0°10'24" West 80.0 feet along street; thence North 88°18'11" West 381.36 feet to a fence line; thence North 1°30'10" East 79.97 feet along the fence to the true point of beginning.

Parcel 6: Part of the Southwest Quarter of Section 12, Township 12 North, Range 1 East of the Salt Lake Base and Meridian, described as follows: Commencing at the intersection of the East right of way line of U.S. 91 and the North line of Lot 4, Block 18, Plat "D" LOGAN FARM SURVEY, and running North 488 feet and East 1060.71 feet to the true point of beginning, thence South 88°18'11" East 381.36 feet to the West right of way line of 200 East street; thence South 0°10'24" West 142.78 feet (South 0°32'50" West by record) along said line; thence North 88°18'11" West 381.36 feet; thence North 1°30'10" East 142.78 feet along said fence to the true point of beginning.

Subject to a right of way described as follows: Part of the Southwest Quarter of Section 12, Township 12 North, Range 1 East of the Salt Lake Base and Meridian, described as follows: Commencing at the intersection of the East right of way line of U.S. 91 and the North line of Lot 4, Block 18, Plat "D" LOGAN FARM SURVEY, and running North 488 feet and East 1060.71 feet to the true point of beginning; thence South 88°18'11" East 381.6 feet to the West right of way line of 200 East street; thence South 0°10'24" West 30.00 feet (South 0°32'50" West by record) along said line; thence North 88°18'11" West 381.36 feet, more or less to an existing fence line; thence North 1°30'10" East 30.00 feet along said fence to the true point of beginning.

Ent 874186 Bk 1322 Pg 714

HICKMAN LAND TITLE COMPANY

Mail To:
Title West
727 No. 1550 E. #150
Orem, UT 84097

When Recorded, Return To:

Kirton & McConkie
Attn: Joel D. Wright
60 East South Temple Suite 1800
Salt Lake City, Utah 84145-0120

Ent 981484 Bk 1536 Pg 1445
Date: 1-Oct-2008 12:40 PM Fee \$21.00
Cache County, UT
Michael Glead, Rec. - Filed By GC
For AMERICAN SECURE TITLE

Tax Parcel Nos. 03-007-0027
03-007-0026

(Space above for Recorder's use only)

SPECIAL WARRANTY DEED

FOR THE SUM OF TEN DOLLARS and other good and valuable consideration received, CHARTER SCHOOL PROPERTIES II, LLC, a Utah limited liability company ("Grantor"), whose address is 464 South Main, Spanish Fork, Utah 84660, hereby conveys and warrants, against all claiming by, through, or under Grantor, to THOMAS EDISON CHARTER SCHOOL, INC., a Utah non-profit corporation ("Grantee"), whose address is 180 East 2600 North, North Logan, Utah 84341, the following described property situated in Cache County, Utah, to wit:

See Exhibit A annexed hereto and incorporated herein by this reference (the "Property");

TOGETHER WITH all and singular the easements, tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining to the Property, including, but not limited to, all: (i) buildings, structures, fixtures, signs, and other improvements and landscaping of every kind and nature presently situated on, in, under or about the Property; (ii) water and water rights of any and every kind, including, but not limited to, all: wells, well rights, ditches, ditch rights, and stock in water used on the Property or appurtenant thereto; and (iii) all mineral and subsurface rights of any and every kind.

SUBJECT ONLY TO those certain exceptions and encumbrances specifically listed on Exhibit B annexed hereto and incorporated herein by this reference.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 30th day of September, 2008.

Grantor: CHARTER SCHOOL PROPERTIES II, LLC,
a Utah limited liability company


By: _____
Name: _____
Its: _____


COURT CLERK RECORDING
This document is being recorded as a copy of an instrument in the public records of the State of Utah. The recording of this document does not constitute an acknowledgment of any responsibility or liability on the part of the recorder.

[notary acknowledgement on following page.]

EXHIBIT "C"
SELLER SIGNATURE BLOCK

Charter School Properties II, LLC
By: Portfolio Investments,
a California Limited Liability Company, manager

By: 
Scott Brand, manager

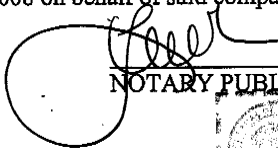

By: 
Corey Brand, manager

By: _____
Glenn L. Way, manager

Ent 981484 Bk 1536 Pg 1446

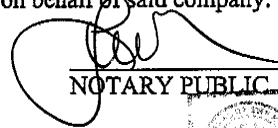

County of Salt Lake
ss:
State of Utah)

Subscribed to and acknowledged before me that **Scott Brand, manager of Portfolio Investments, a California limited liability company**, executed the above document this 30 day of September 2008 on behalf of said company.


NOTARY PUBLIC
 Notary Public
TERRI R. GARDNER
6900 South 300 East, Suite 120
Midvale, Utah 84047
My Commission Expires
February 25, 2009
State of Utah

County of Salt Lake
ss:
State of Utah)

Subscribed to and acknowledged before me that **Corey Brand, manager of Portfolio Investments, a California limited liability company**, executed the above document this 30 day of September 2008 on behalf of said company.


NOTARY PUBLIC
 Notary Public
TERRI R. GARDNER
6900 South 300 East, Suite 120
Midvale, Utah 84047
My Commission Expires
February 25, 2009
State of Utah

County of _____
ss:
State of Utah)

Subscribed to and acknowledged before me that **Glenn L. Way, manager of Charter School Properties II, LLC**, executed the above document this _____ day of September 2008 on behalf of said company.

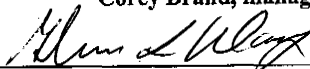
NOTARY PUBLIC

EXHIBIT "C"
SELLER SIGNATURE BLOCK

Charter School Properties II, LLC
By: Portfolio Investments,
a California Limited Liability Company, manager

By: _____
Scott Brand, manager

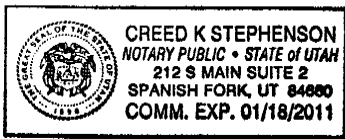
By: _____
Corey Brand, manager

By: 
Glenn L. Way, manager

Ent 981484 Bk 1536 Pg 1447

STATE OF UTAH)
COUNTY OF Utah) ss.

On this 30th day of September, 2008, personally appeared before me Glenn L. Way, known or satisfactorily proved to me to be the person who signed the foregoing instrument, and acknowledged to me that he/she is the Manager of CHARTER SCHOOL PROPERTIES II, LLC, a Utah limited liability company, and acknowledged to me that said company executed the same.



Creed K. Stephenson
Notary Public

Ent 981484 Bk 1536 Pg 1448

EXHIBIT A

to Special Warranty Deed

(Legal Description of the Property)

That certain real property located in Cache County, Utah, specifically described as follows:

Parcel 1:

Lot 1, Sierra Park Phase 1 Subdivision, according to the official plat thereof, on file and of record in the office of the Cache County Recorder.

Parcel 2:

A part of the Southwest Quarter of Section 17, Township 11 North, Range 1 East, of the Salt Lake Base and Meridian, located in the County of Cache, State of Utah, described as follows: Commencing at the center Quarter Corner of said Section; thence South 0°29'09" East 561.81 feet along the East line of said Southwest Quarter; thence South 89°30'51" West 467.97 feet to the point of beginning, said point being the Southeast corner of Parcel 2, as described in Entry #671342, in Book 777, at Page 232, as filed with the Recorder of Cache County; Also being the Northerly corner of Lot 1, Sierra Park Phase 1 Subdivision, according to the official plat thereof, on file and of record in the office of the Cache County Recorder; thence along the Southerly boundary of said Parcel 2 and along the boundary line of said Lot 1, Sierra Park Phase 1, for the following 6 courses: (1) South 55°22'22" West 233.69 feet (239.69 feet by deed); (2) North 78°46'42" West 24.89 feet; (3) North 66°12'42" West 14.69 feet; (4) North 47°04'08" West 45.23 feet; (5) North 40°06'34" West 19.26 feet; (6) North 29°34'24" West 60.35 feet to the Southerly line of the Lynn V. Nielsen and Bernice C. Nielsen Family Trust property to the North; thence along said Southerly property line, North 85°30'27" East 306.39 feet to the point of beginning.

The following is shown for information purposes only: 03-007-0027 and 03-007-0026

Ent 981484 Bk 1536 Pg 1449

EXHIBIT B

to Special Warranty Deed

(Exceptions and Encumbrances)

1. Taxes for the year 2008 are now a lien, but not yet due.
Tax ID Nos. 03-007-0026; and 03-007-0027.
2. The land herein is located within the boundaries of Nibley City with Mosquito Abatement District No. 1 and is subject to charges and assessments levied thereby. (All charges are currently paid and no charges or assessments are currently a lien against the land.)
3. Affects Parcel 1 only – easements, notes and/or set back lines as delineated and/or dedicated on the Official Recorded Plat.

Ent 981484 Bk 1536 Pg 1450

1086364

4

CACHE TITLE COMPANY, INC. NO. 00054667

Ent 1180386 Bk 1971 Pg 0491
Date 19-Sep-2017 04:03PM Fee \$12.00
Michael Gleed, Rec. - Filed By SA
Cache County, UT
For CACHE TITLE- LOGAN
Electronically Submitted by Simplifile

MAIL TAX NOTICE TO

1275 W. 2350 So.
Nibley UT 84321

Warranty Deed

JOHN A. HANSEN, TRUSTEE OF THE JOHN A. HANSEN REVOCABLE TRUST, DATED MAY 7, 1991

of Mendon, County of Cache, State of UTAH, hereby CONVEY and WARRANT to

THOMAS EDISON CHARTER SCHOOL, INC., a Utah Non-profit corporation

of 2309 South 1200 West, College Ward, UT 84339, Grantee for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in Cache, State of UTAH:

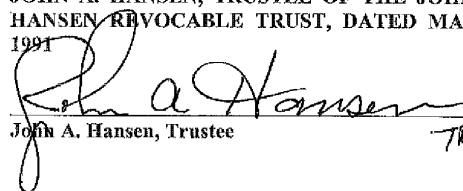
A parcel of land located in Lot 2 of Sierra Park Phase 1, the plat of which is recorded as number 948178 in the office of the Cache County Recorder in the official records of Cache County, which subdivision is located in Section 17, Township 11 North, Range 1 East, Salt Lake Base and Meridian, Nibley City, Cache County, Utah and more particularly described as follows:

Beginning at the Center of said Section 17, from which the South ¼ corner of Section 17 bears South 00°29'09" East; thence South 00°29'09" East 723.81 feet along the Meridional centerline of said Section 17; thence South 89°30'51" West 33.00 feet to the Northeast corner of Lot 2 of said Subdivision; thence North 70°13'47" West 216.45 feet along the North line of said Lot 2 to the true point of beginning; thence continuing North 70°13'47" West 63.01 feet to the Northwest corner of said Lot; thence South 20°34'48" West 187.23 feet along the West line of said Lot; thence South 11°10'11" East 111.15 feet along said West line to the Southwest corner of said Lot; thence South 85°51'58" East 65.32 feet along the South line of said Lot to a 5/8 rebar and cap labeled, "AA Hudson PLS 375041"; thence North 11°10'11" West 110.47 feet to a 5/8 rebar and cap; thence North 20°34'48" East 170.20 feet to the true point of beginning.

Part of Tax Parcel No. 03-007-0018

WITNESS, the hand(s) of said Grantor(s), this 8th of September, A.D., 2017.

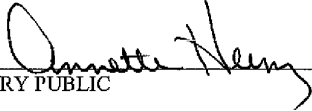
JOHN A. HANSEN, TRUSTEE OF THE JOHN A. HANSEN REVOCABLE TRUST, DATED MAY 7, 1991


John A. Hansen, Trustee Trust-tee

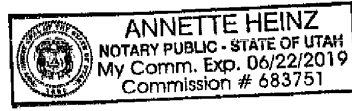
TRUSTEE ACKNOWLEDGMENT

STATE OF UTAH)
) SS.
COUNTY OF Cache)

On this 8th of September, A.D., 2017, personally appeared before me, **John A. Hansen**, who, being by me duly sworn, did say that he is the **Trustee of the John A. Hansen Revocable Trust, dated May 7, 1991**, and that said instrument was signed in behalf of said Trust by the authority of its Trust Agreement, and the aforesaid individual acknowledged to me that said Trust executed the same.



NOTARY PUBLIC



Commission Expires: **6/22/2019**

Residing at: **Logan, UT**



Ent 1184035 Bk 1979 Pg 569
 Date: 9-Nov-2017 04:10 PM Fee \$1.00
 Cache County, UT
 Michael Gleed, Rec. - Filed By SA
 For LOGAN CITY

BOUNDARY LINE AGREEMENT

KNOW ALL MEN BY THESE PRESENTS:

1. The undersigned hereby agree that the following described line is and shall constitute the boundary line between the property of BERNICE C. NIELSEN and DAVID L. NIELSEN, Co-Trustees of the LYNN V. NIELSEN AND BERNICE C. NIELSEN FAMILY TRUST dated November 18, 1997, as amended on the North and the property of THOMAS EDISON CHARTER SCHOOL, INC. on the South.

BOUNDARY LINE:

Commencing at the Northeast Corner of Lot 2 of Sierra Park Phase 1 Subdivision, as shown on the plat recorded with the Cache County Recorder as # 948178, from which the Southeast Corner of said Lot 2 bears South 00°29'09" East; and running thence North 00°29'09" West 153.34 feet along the Westerly right of way line of 1200 West Street to a 5/8" rebar with cap labeled, "A.A Hudson, PLS 375041" and the TRUE POINT OF BEGINNING; and running thence North 89°20'48" West 435.05 feet to a 5/8" rebar with cap set on the Northerly line of said Sierra Park Phase 1 Subdivision; thence South 85°30'27" West 306.39 feet to the point of termination.

See attached Exhibit A for the record legal description and new legal description for BERNICE C. NIELSEN and DAVID L. NIELSEN, Co-Trustees of the LYNN V. NIELSEN AND BERNICE C. NIELSEN FAMILY TRUST dated November 18, 1997, as amended. See attached Exhibit "B" for the record legal description and new legal description for THOMAS EDISON CHARTER SCHOOL, INC.

2. BERNICE C. NIELSEN and DAVID L. NIELSEN, Co-Trustees of the LYNN V. NIELSEN AND BERNICE C. NIELSEN FAMILY TRUST dated November 18, 1997, as amended hereby quit claims and conveys to THOMAS EDISON CHARTER SCHOOL, INC. all of their right, title and interest in and to the property on the South side of the Boundary Line.
3. THOMAS EDISON CHARTER SCHOOL, INC. hereby quit claims and conveys to BERNICE C. NIELSEN and DAVID L. NIELSEN, Co-Trustees of the LYNN V. NIELSEN AND BERNICE C. NIELSEN FAMILY TRUST dated November 18, 1997, as amended all of its right, title, and interest in and to the property on the North side of the Boundary Line.
4. The terms of this agreement shall be binding upon and shall insure to the benefit of BERNICE C. NIELSEN and DAVID L. NIELSEN, Co-Trustees of the LYNN V. NIELSEN AND BERNICE C. NIELSEN FAMILY TRUST dated November 18, 1997, as amended and THOMAS EDISON CHARTER SCHOOL, INC., their heirs, executors, administrators, trustees successors and assigns.

kdt

courtesy

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH)
SS
County of Cache)

On the 8th day of November, 2017 personally appeared before me ADAM BURRIS who, being by me duly sworn, did say that he is the Governing Board President of the THOMAS EDISON CHARTER SCHOOL, INC. and that the said instrument was signed in behalf of said corporation by authority of a resolution of its board of directors and the aforesaid officers acknowledged to me that said corporation executed the same.

Commission expires: *June 19, 2021*
Residing in: *Logan, Utah*

Kylie D. Trautwein
Notary Public



Ent 1184035 Bk 1979 Pg 567

kdt

courtesy

EXHIBIT A

Record legal descriptions:

Parcel 03-007-0023:

Part of the Southwest Quarter of Section 17, Township 11 North, Range 1 East of the Salt Lake Base and Meridian, described as follows: Beginning at the point of intersection of the South right of way line of an East – West road and the West right of way line of a North – South road, as now established, said point being further described as being South 25 feet and West 18.4 feet from the center of said Section 17, and running thence South 701.5 feet along said West line of said road to the center of an irrigation ditch; thence Northwesterly 478 feet along the center line of said ditch to an established fence corner; thence North 427.65 feet along said fence; thence West 86.9 feet; thence North 108.9 feet to the South line of said East – West road to a point which is West 540.5 feet from the point of beginning; thence East 66 feet; thence South 108 feet; thence East 165 feet; thence North 108 feet; thence East 309.5 feet along said South right of way line of said road to the point of beginning.

Parcel 03-007-0010:

Part of the Southwest Quarter of Section 17, Township 11 North, Range 1 East of the Salt Lake Base and Meridian, further described as: Beginning at a point in the South right of way line of a farm road, said point being by record 25.0 feet South and 555.5 feet West of the Center of said Section 17; running thence South 03°46'30" East 108.9 feet; thence North 85°48'30" East 86.9 feet; thence South 00°55'30" East 431.0 feet; thence South 54°06'30" West 237.0 feet; thence North 69°42'00" West 39.4 feet; thence North 46°40'30" West 52.8 feet; thence North 32°50'30" West 35.0 feet; thence North 24°35'30" West 223.0 feet; thence North 66°25'30" West 123.7 feet; thence North 22°28'30" East 99.0 feet; thence South 57°59'30" East 30 feet; thence Northerly to a point South 89°52'30" West 308.3 feet from the point of beginning; thence North 89°52'30" East 308.3 feet to the point of beginning. All courses subject to local variation.

ALSO, beginning in the South right of way line of an East-West road, 25 feet South and 491 feet West of the Northeast Corner of the Southwest Quarter of said Section 17, Township 11 North, Range 1 East of the Salt Lake Base and Meridian, and running thence South 108 feet; thence West 1.9 feet; thence North 108 feet; thence East 1.9 feet to the point of beginning.

LESS AND EXCEPTING therefrom A part of the Southwest Quarter of Section 17, Township 11 North, Range 1 East of the Salt Lake Base and Meridian, located in the County of Cache, State of Utah, described as follows: Commencing at the center Quarter Corner of said Section; thence South 00°29'09" East 561.81 feet along the East line of said Southwest Quarter; thence South 89°30'51" West 467.97 feet to the point of beginning, said point being in the Southeast Corner of Parcel 2, as described in Entry #671342, in Book 777, at Page 232, as filed with the Recorder of Cache County; also being the Northerly Corner of Lot 1, Sierra Park Phase 1 Subdivision, according to the official plat thereof, on file and of record in the office of the Cache County Recorder; thence along the Southerly boundary of said Parcel 2 and along the boundary line of said Lot 1, Sierra Park Phase 1, for the following 6 courses: (1) South 55°22'22" West 233.69 feet (239.69 feet by deed); (2) North 78°46'42" West 24.89 feet; (3) North 66°12'42" West 14.69 feet; (4) North 47°04'08" West 45.23 feet; (5) North 40°06'34" West 19.26 feet; (6) North 29°34'24" West 60.35 feet to the Southerly line of the Lynn V. Nielsen and Bernice C. Nielsen Family Trust property to the North; thence along said Southerly property line, North 85°30'27" East 306.39 feet to the point of beginning.

Ent 1184035 Bk 1979 Pg 568

New legal descriptions:

Parcel 03-007-0023:

kdt

courtesy

Part of the Southwest Quarter of Section 17, Township 11 North, Range 1 East of the Salt Lake Base and Meridian, described as follows: Beginning at the point of intersection of the South right of way line of an East – West road and the West right of way line of a North – South road, as now established, said point being further described as being South 25 feet and West 18.4 feet from the center of said Section 17, and running thence South along said West line of said road to a 5/8" rebar with cap labeled, "A.A Hudson, PLS 375041" which is located at a point North 00°29'09" West 153.34 feet along the Westerly right of way line of 1200 West Street from the Northeast Corner of Lot 2 of Sierra Park Phase 1 Subdivision, as shown on the plat recorded with the Cache County Recorder as # 948178; thence North 89°20'48" West 435.05 feet to a 5/8" rebar with cap set on the Northerly line of said Sierra Park Phase 1 Subdivision and an established fence corner; thence North 427.65 feet, more or less, along said fence; thence West 86.9 feet; thence North 108.9 feet to the South line of said East – West road to a point which is West 540.5 feet from the point of beginning; thence East 66 feet; thence South 108 feet; thence East 165 feet; thence North 108 feet; thence East 309.5 feet along said South right of way line of said road to the point of beginning.

Parcel 03-007-0010:

Part of the Southwest Quarter of Section 17, Township 11 North, Range 1 East of the Salt Lake Base and Meridian, further described as: Beginning at a point in the South right of way line of a farm road, said point being by record 25.0 feet South and 555.5 feet West of the Center of said Section 17; running thence South 03°46'30" East 108.9 feet; thence North 85°48'30" East 86.9 feet; thence South 00°55'30" East 431.0 feet, more or less, to a 5/8" rebar with cap set on the Northerly line of said Sierra Park Phase 1 Subdivision and an established fence corner; thence South 85°30'27" West 306.39 feet to the Northwest Corner of Lot 1 of Sierra Park Phase 1 Subdivision, as shown on the plat recorded with the Cache County Recorder as # 948178; thence North 24°35'30" West to a point which is described of record as being South 66°25'30" East 123.7 feet and South 22°28'30" West 99.0 feet and North 57°59'30" West 30 feet and Southerly from a point South 89°52'30" West 308.3 feet from the point of beginning; thence North 66°25'30" West 123.7 feet; thence North 22°28'30" East 99.0 feet; thence South 57°59'30" East 30 feet; thence Northerly to a point South 89°52'30" West 308.3 feet from the point of beginning; thence North 89°52'30" East 308.3 feet to the point of beginning. All courses subject to local variation.

ALSO, beginning in the South right of way line of an East-West road, 25 feet South and 491 feet West of the Northeast Corner of the Southwest Quarter of said Section 17, Township 11 North, Range 1 East of the Salt Lake Base and Meridian, and running thence South 108 feet; thence West 1.9 feet; thence North 108 feet; thence East 1.9 feet to the point of beginning.

Ent 1184035 Bk 1979 Pg 569

kdt

courtesy

EXHIBIT B

Record legal descriptions:

Parcel 03-007-0026:

A part of the Southwest Quarter of Section 17, Township 11 North, Range 1 East of the Salt Lake Base and Meridian, located in the County of Cache, State of Utah, described as follows: Commencing at the center Quarter Corner of said Section; thence South 00°29'09" East 561.81 feet along the East line of said Southwest Quarter; thence South 89°30'51" West 467.97 feet to the point of beginning, said point being in the Southeast Corner of Parcel 2, as described in Entry #671342, in Book 777, at Page 232, as filed with the Recorder of Cache County; also being the Northerly Corner of Lot 1, Sierra Park Phase 1 Subdivision, according to the official plat thereof, on file and of record in the office of the Cache County Recorder; thence along the Southerly boundary of said Parcel 2 and along the boundary line of said Lot 1, Sierra Park Phase 1, for the following 6 courses: (1) South 55°22'22" West 233.69 feet (239.69 feet by deed); (2) North 78°46'42" West 24.89 feet; (3) North 66°12'42" West 14.69 feet; (4) North 47°04'08" West 45.23 feet; (5) North 40°06'34" West 19.26 feet; (6) North 29°34'24" West 60.35 feet to the Southerly line of the Lynn V. Nielsen and Bernice C. Nielsen Family Trust property to the North; thence along said Southerly property line, North 85°30'27" East 306.39 feet to the point of beginning.

Parcel 03-007-0027:

Lot 1, Sierra Park Phase 1 Subdivision, according to the official plat thereof, on file and of record in the office of the Cache County Recorder.

New legal description:

Parcel 03-007-0026 and Parcel 03-007-0027 combined:

A parcel of land located partially in Lot 1 of Sierra Park Phase 1, the plat of which is recorded as Number 948178 in the office of the Cache County Recorder in the official records of Cache County, which subdivision is located in Section 17, Township 11 North, Range 1 East, Salt Lake Base and Meridian, Cache County, Utah, and more particularly described as follows: Beginning at the Center of said Section 17, from which the South Quarter Corner of Section 17 bears South 00°29'09" East; thence South 00°29'09" East 723.81 feet along the Meridional Centerline of said Section 17; thence South 89°30'51" West 33.00 feet to the Northeast Corner of Lot 2 of said Subdivision, and the True Point of Beginning; thence along the lot lines of said Lot 2 the following 5 courses: 1) thence North 70°13'47" West 279.46 feet; 2) thence South 20°34'48" West 187.23 feet; 3) thence South 11°10'11" East 111.15 feet; 4) thence South 85°51'58" East 85.90 feet; 5) thence North 74°30'54" East 231.14 feet to a point on the West right of way line of 1200 West Street; thence South 00°29'09" East 24.46 feet along said West right of way line to the beginning of a 15.00 foot radius curve concave to the Northwest; thence Southwesterly along said curve through a central angle of 89°28'18" a distance of 23.42 feet (chord = South 44°15'00" West 21.12 feet) to a point on the North right of way line of Nibley Park Avenue; thence South 89°30'27" West 20.77 feet along said North right of way line to the beginning of a 383.00 foot radius right of way curve concave to the Southeast; thence Southwesterly along said right of way curve through a central angle of 31°52'00" a distance of 213.02 feet (chord = South 73°32'27" West 210.28 feet); thence South 57°36'27" West 412.32 feet along said North right of way to the beginning of a 317.00 foot radius right of way curve concave to the Northwest; thence Southwesterly along said right of way curve through a central angle of 30°13'10" a distance of 167.20 feet (chord = South 72°43'02" West 165.26 feet) to a point of non tangency with the West line of said Lot 1; thence North 637.90 feet along said West line to the Northwest Corner of said Lot 1; thence North 85°30'27" East 306.39 feet along the Southerly line of the Lynn V. Nielsen and Bernice C. Nielsen Family Trust Property; thence South 89°20'48" East 435.05 feet to the

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courtesy
West right of way line of said 1200 West Street; thence South 00°29'09" East 153.34 feet along said West right of way line to the point of beginning.

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