

WHEN RECORDED, MAIL TO:

GRANTEE
29 SOUTH 2000 WEST
PLEASANT GROVE, UT 84062

File No.: 7093RS AMD 2

Space Above This Line for Recorder's Use

QUIT CLAIM DEED

PHILIP BLAKE AND HELEN BLAKE

grantor(s)

of UTAH COUNTY

State of **Utah**, hereby QUIT CLAIM(S) to

**THE PHILIP & HELEN BLAKE TRUST WITH PHILIP T. BLAKE AND HELEN
BLAKE OR THEIR SUCCESSORS TRUSTEES, DATED FEB 2003**

grantee(s)

of UTAHCOUNTY

for the sum of ONE DOLLAR and other good and valuable consideration, the following
described tract of land in UTAH County, State of Utah, to-wit:

SEE ATTACHED EXHIBIT "A"

WITNESS the hand(s) of said grantor(s), this 6th day of April, 2012

Signed in the presence of

}
}

Philip Blake

PHILIP BLAKE

Helen Blake

HELEN BLAKE

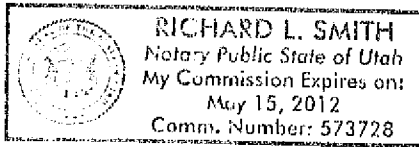
STATE OF UTAH

COUNTY OF SALT LAKE

}

ss.

On the **6th day of April, 2012**, personally appeared before me PHILIP BLAKE AND HELEN BLAKE, the signerS of the foregoing instrument, who duly acknowledged to me that **he/she/they** executed the same.



A large, stylized handwritten signature in black ink, written over a horizontal line.

Notary Public.

EXHIBIT "A"

COMMENCING AT A POINT ON A FENCE WHICH IS 1093.00 FEET WEST ALONG THE SECTION LINE AND NORTH 222.18 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE WEST 273.20 FEET; THENCE NORTH 5°13' EAST 272.73 FEET; THENCE EAST 118.4 FEET; THENCE NORTH 0°58' EAST 735.68 FEET; THENCE SOUTH 48°32'30" EAST 159.20 FEET; THENCE SOUTH 19°37' EAST 227.97 FEET; THENCE SOUTH 17°37' EAST 220.74 FEET; THENCE SOUTH 22°45' WEST 324.28 FEET; THENCE SOUTH 6°21' WEST 178.30 FEET TO THE PLACE OF BEGINNING.

LESS AND EXCEPTING THE FOLLOWING:

COMMENCING AT A POINT WHICH IS 1093.00 FEET WEST ALONG THE SECTION LINE AND NORTH 222.18 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE WEST 273.20 FEET; THENCE NORTH 5°13' EAST 53.27 FEET; THENCE EAST 274.26; THENCE SOUTH 6°21' WEST 53.37 FEET TO THE PLACE OF BEGINNING.

SUBJECT TO BOUNDARY LINE OVERLAPS ALONG THE NORTH AND EAST LOT LINES.

Tax Serial No. 14-021-0115

2nd RECORDING
ENT 109703:2012 PG 1 of 8
Jeffery Smith
Utah County Recorder
2012 Dec 12 04:02 PM FEE 24.00 BY SW
RECORDED FOR Bonneville Superior Title Com
ELECTRONICALLY RECORDED

~~ENT 78655:2012 PG 1 of 5
Jeffery Smith
Utah County Recorder
2012 Sep 13 04:09 PM FEE 19.00 BY SW
RECORDED FOR Bonneville Superior Title Com
ELECTRONICALLY RECORDED~~

166027
14-021-0183
14-021-0190

BOUNDARY LINE AGREEMENT

THIS BOUNDARY LINE AGREEMENT ("Agreement") is entered into this
7th day of Sept., 2012, by and Philip T. Blake and Helen Blake, *together
Philip and Helen are referred to herein as "Blake") and Grove Ventures, LLC, a Utah limited
liability company, or its assigns, ("Grove Ventures") hereinafter jointly referred to as the
"Parties".

*Trustees of the Philip & Helen Blake Trust, dated Feb 2003

Being re-recorded to
correct the names.

RECITALS:

A. WHEREAS, "Blake" are the owner of that certain real property located in Utah
County, State of Utah, and more particularly described in Exhibit "A", a copy of which is
attached hereto and by this reference incorporated herein.

B. WHEREAS, "Grove Ventures" is the owner of that certain real property located in
Utah County, State of Utah, and more particularly described on Exhibit "B", a copy of which is
attached hereto and by this reference incorporated herein.

C. WHEREAS, pursuant to this Agreement, the Parties desire to clarify and establish the
Boundary line of the Survey between their respective properties.

NOW, THEREFORE, for ten dollars (\$10.00) and other good and valuable consideration,
the receipt and sufficiency of which is hereby acknowledged, it is mutually agreed by, between
and among the Parties, and each of them, that:

1. The foregoing recitals are hereby incorporated by reference as though fully set forth
herein.
2. The Parties, and each of them, hereby acknowledge and agree that their rights of
occupancy in their respective properties heretofore enjoyed should continue except as modified
herein.
3. The Parties, and each of them, hereby acknowledge and agree that the Boundary Line
established by the herein described survey between the "Blake" Property and the "Grove
Venture" Property is the established Boundary Line between the respective properties, and the
legal description establishing the Boundary Line, located in Utah County, State of Utah, is more
particularly described as follows:

BEGINNING AT A POINT LOCATED EAST, 1468.84 FEET AND SOUTH 1415.97 FEET FROM
THE WEST QUARTER CORNER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN; RUNNING THENCE SOUTH 01°20'00" WEST, 5.31
FEET; THENCE SOUTH 48°32'30" EAST, 151.12 FEET; THENCE SOUTH 19°37'00" EAST,
227.97 FEET; THENCE SOUTH 17°37'00" EAST, 220.74 FEET; THENCE SOUTH 22°45'00"
WEST, 208.38 FEET; THENCE SOUTH 00°14'58" EAST, 71.24 FEET; THENCE SOUTH
16°16'00" WEST. 50.96 FEET: THENCE SOUTH 07°01'00" WEST. 112.13 FEET TO THE POINT

This document has been recorded electronically. Please see the attached copy to view the County Recorder's stamp as it now appears in the public record. Document submitted by Bonneville Superior Title Co

166027
14-021-0183
14-021-0190

BOUNDARY LINE AGREEMENT

THIS BOUNDARY LINE AGREEMENT ("Agreement") is entered into this 7th day of Sept., 2012, by and Philip T. Blake and Helen Blake* (together Philip and Helen are referred to herein as "Blake") and Grove Ventures, LLC, a Utah limited liability company, or its assigns, ("Grove Ventures") hereinafter jointly referred to as the "Parties".

*Trustees of the Philip & Helen Blake Trust, dated Feb 2003

Being re-recorded to correct the names.

RECITALS:

A. WHEREAS, "Blake" are the owner of that certain real property located in Utah County, State of Utah, and more particularly described in Exhibit "A", a copy of which is attached hereto and by this reference incorporated herein.

B. WHEREAS, "Grove Ventures" is the owner of that certain real property located in Utah County, State of Utah, and more particularly described on Exhibit "B", a copy of which is attached hereto and by this reference incorporated herein.

C. WHEREAS, pursuant to this Agreement, the Parties desire to clarify and establish the Boundary line of the Survey between their respective properties.

NOW, THEREFORE, for ten dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, it is mutually agreed by, between and among the Parties, and each of them, that:

1. The foregoing recitals are hereby incorporated by reference as though fully set forth herein.

2. The Parties, and each of them, hereby acknowledge and agree that their rights of occupancy in their respective properties heretofore enjoyed should continue except as modified herein.

3. The Parties, and each of them, hereby acknowledge and agree that the Boundary Line established by the herein described survey between the "Blake" Property and the "Grove Venture" Property is the established Boundary Line between the respective properties, and the legal description establishing the Boundary Line, located in Utah County, State of Utah, is more particularly described as follows:

BEGINNING AT A POINT LOCATED EAST, 1468.84 FEET AND SOUTH 1415.97 FEET FROM THE WEST QUARTER CORNER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE SOUTH 01°20'00" WEST, 5.31 FEET; THENCE SOUTH 48°32'30" EAST, 151.12 FEET; THENCE SOUTH 19°37'00" EAST, 227.97 FEET; THENCE SOUTH 17°37'00" EAST, 220.74 FEET; THENCE SOUTH 22°45'00" WEST, 208.38 FEET; THENCE SOUTH 00°14'58" EAST, 71.24 FEET; THENCE SOUTH 16°16'00" WEST, 50.96 FEET; THENCE SOUTH 07°01'00" WEST, 112.13 FEET TO THE POINT

OF ENDING.

4. The Parties, and each of them, hereby quit claim, relinquish, convey and transfer, one to the other that portion of their respective properties, and only that portion, necessary to establish the Boundary Line between the "Blake" Property and the "Grove Ventures" Property according to the Boundary line between the respective properties.

5. The Parties hereby agree to execute any documentation which may be reasonably necessary to effectuate the intent of the Agreement, including but not limited to specific Quit Claim Deeds regarding their respective grants.

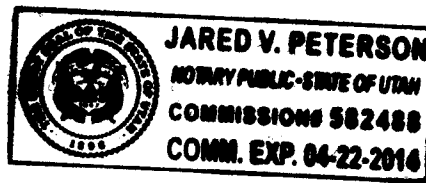
6. In any event any party defaults in any of the covenants or agreements contained herein, the defaulting party shall pay all costs and expenses, including a reasonable attorney's fee, incurred by the non-defaulting party or parties.

IN WITNESS WHEREOF we have caused this Boundary Line Agreement to be executed this day and year first written above.

Philip T. Blake
Philip T. Blake

Helen Blake
Helen Blake

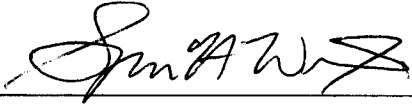
STATE OF UTAH)
 :SS
COUNTY OF Utah)



On the 7 day of September 2012, personally appeared before me Philip T. Blake and Helen Blake, the signers of the foregoing instrument, who duly acknowledged to me that they executed the same.

Jared Peterson
Notary Public
Residing at: Am. Fork
My commission expires: 4-22-14

Grove Ventures, LLC



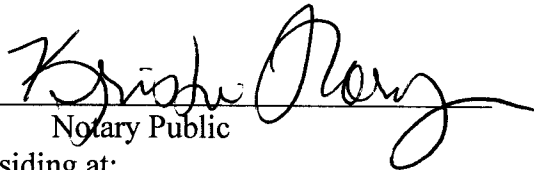
Spencer H. Wright

Its: Manager

STATE OF UTAH)
 .SS

COUNTY OF DAVIS)

On the 11 of Sept, 2012, personally appeared before me Spencer H. Wright, who being by me duly sworn, did say that he/she is a manager of Millcreek Partners, LLC, the manager of Grove Ventures, LLC, a Utah Limited Liability Company and that the foregoing instrument was signed in behalf of said Limited Liability Company, and the said Spencer H. Wright acknowledged to me that said Limited Liability Company executed the same.



Notary Public

Residing at:

My commission expires:

03/03/2015



EXHIBIT "A"

Commencing North 0°23'50" East 267.66 feet and North 89°36'10" West 1089.09 feet from the South Quarter Corner of Section 19, Township 5 South, Range 2 East, Salt Lake Base and Meridian; South 89°59'57" West 274.15 feet; North 5°13'0" East 219.49 feet; East 118.4 feet; North 0°58'0" East 735.68 feet; South 48°32'30" East 159.2 feet; South 19°37'0" East 227.97 feet; South 17°37'0" East 220.74 feet; South 22°45'0" West 324.28 feet; South 6°21'0" West 125.34 feet to the point of beginning.

Tax ID No: 14-021-0183

EXHIBIT "B"

The land referred to in this exhibit is situated in the county of Utah, State of Utah, and is described as follows:

Commencing East 2410.4 feet & South 1112.92 feet from the West Quarter Corner of Section 19, Township 5 South, Range 2 East, Salt Lake Base and Meridian; South 2°0'26" West 273.72 feet; South 86°13' 35" East .32 feet; South 2°19'56" West 159.93 feet; South 0°20'33" West 72.58 Feet; South 1°3'53" West 148.24 feet; South 1°6'7" East 301.84 feet; South 1°6'2" East 3.7 feet; South 3°0'28" East 11.95 feet; South 0°13'1" West 45.38 feet; South 1°26' 45" East 90.24 feet; South 0°14'8" East 427.23 feet; South 89°36' 10" West 919.2 feet; North 32°1'0" East 233.79 feet; North 7°1'0" East 198 feet; North 16°16' 0" East 324.6 feet; North 3°41'0" West 81.5 feet; North 19°5'0" West 265 feet; North 40°9'0" West 90.5 feet; North 66°34'0" West 114 feet; North 1°20'0" East 84.96 feet; South 89°59'59" East 247.64 feet; North 0°0'1" East 631.15 feet; East 293.91 feet; South 328.1 feet; East 400 feet to the point of beginning.

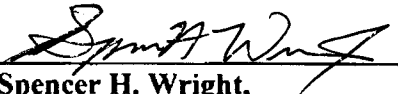
Tax ID No: 14-021-0190

**Re-Recording
Signature/Notary Attachment**

File Numbers: 163379/166027

This Boundary Line Agreement is being re-recorded to correct the correct the signers names to match vesting for Property shown as Exhibit "A".

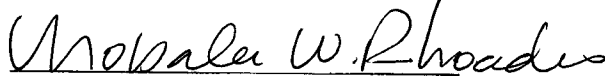
Grove Ventures, LLC, a Utah limited liability company

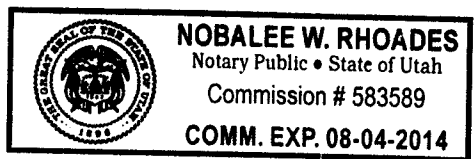

**By: Spencer H. Wright,
Its: Manager**

State of Utah }
 }ss.
County of Utah }

On the 4th day of December, 2012, personally appeared before me Spencer H. Wright, who being by me duly sworn, did say that he is a manager of Millcreek Partners, LLC, the manager of Grove Ventures, LLC, a Utah limited liability company, and that said instrument was signed in behalf of said limited liability company, and the said Spencer H. Wright acknowledged to me said company executed the same.

Witness my hand and official seal.



Notary Public




**Re-Recording
Signature/Notary Attachment**

File Numbers: 163379/166027

This Boundary Line Agreement is being re-recorded to correct the correct the signers names to match vesting for Property shown as Exhibit "A".



Philip T. Blake, Trustee of the Philip & Helen Blake Trust, dated Feb 2003


Helen Blake, Trustee of the Philip & Helen Blake Trust, dated Feb 2003

State of Utah }
 }ss.
County of Utah}

On the 7 day of December, 2012, personally appeared before me Philip T. Blake and Helen Blake, trustees of the Philip & Helen Blake Trust, Dated Feb 2003, the signer(s) of the above instrument, who duly acknowledged to me that he/she/they, executed the same.

Witness my hand and official seal.


Notary Public

