



## LEGAL DESCRIPTION

Order No. 7-031346

**PARCEL 1:**

Beginning West 1371 feet and North 22 deg. East 604 feet and North 32 feet from the Southeast corner of Section 18, Township 3 South, Range 5 East, Salt Lake Base and Meridian, thence North 288 feet, more or less, to a point due East 648 feet, more or less, from the point on the Easterly Bank of the Wasatch Canal, which point is North 835 feet and East 28 rods and East 231.2 feet and South 05 deg. 15' West 39.2 feet from the Southwest corner of the Southeast quarter of Section 18; thence West 648 feet, more or less, to Canal; thence along Canal South 22 deg. 45' West 171.6 feet; thence South 11 deg. West 151.4 feet; thence South 08 deg. West 45.3 feet; thence South 39 deg. East 94 feet; thence Southeasterly along canal to a point South 65 deg. East 828 feet, more or less, to the beginning.

Being more accurately depicted in that record of survey map prepared by Brent E. Christensen, PLS #4854808 and filed in the office of the surveyor, Wasatch County, State of Utah, on the 23<sup>rd</sup> of December, 2008 as Record of Survey Map Filing Number 2083, and being more particularly described as follows:

Beginning at a point on the East bank of the Wasatch Canal, said point lying North 173.36 feet and East 759.68 feet from the Wasatch County Survey Monument for the South one-quarter corner of Section 18, Township 3 South, Range 5 East, Salt Lake Base and Meridian (basis of bearings: Utah Coordinate System 1983 Central Zone) and running thence along the East bank of the Wasatch canal the following thirteen (13) courses: (1) North 16 deg. 25'58" West 77.82 feet to the beginning of a non-tangent curve to the right and concave Easterly with a radius of 570.98 feet and from which a radial line bears North 73 deg. 34'02" East; (2) thence Northerly 107.72 feet along the arc of said curve through a central angle of 10 deg. 48'34" (chord bears North 11 deg. 01'41" West 107.56 feet); (3) thence North 05 deg. 37'24" West 42.56 feet to the beginning of a non-tangent curve to the left and concave Westerly with a radius of 145.08 feet and from which a radial line bears South 84 deg. 22'32" West; (4) thence Northerly 61.55 feet along the arc of said curve through a central angle of 24 deg. 18'33" (chord bears North 17 deg. 46'44" West 61.09 feet); (5) thence North 29 deg. 56'01" West 44.10 feet to the beginning of a non-tangent curve to the right and concave Easterly with a radius of 91.20 feet and from which a radial line bears North 60 deg. 04'07" East; (6) thence Northerly 51.43 feet along the arc of said curve through a central angle of 32 deg. 18'40" (chord bears North 13 deg. 46'33" West 50.75 feet) to the beginning of a tangent curve to the right and concave Easterly with a radius of 237.47 feet and from which a radial line bears South 87 deg. 37'12" East; (7) thence Northerly 42.20 feet along the arc of said curve through a central angle of 10 deg. 10'58" (chord bears North 07 deg. 28'17" East 42.15 feet) to the beginning of a tangent curve to the left and concave Westerly with a radius of 259.25 feet and from which a radial line bears North 77 deg. 26'14" West; (8) thence Northerly 84.09 feet along the arc of said curve through a central angle of 07 deg. 32'05" (chord bears North 08 deg. 47'43" East 34.07 feet); (9) thence North 05 deg. 01'41" East 59.60 feet to the beginning of a non-tangent curve to the right and concave Easterly with a radius of 50.71 feet and from which a radial line bears South 84 deg. 58'14" East; (10) thence Northerly 25.86 feet along

the arc of said curve through a central angle of 29 deg. 13'08" (chord bears North 19 deg. 38'20" East 25.58 feet); (11) thence North 34 deg. 14'54" East 38.36 feet to the beginning of a non-tangent curve to the left and concave Northwesterly with a radius of 374.14 feet and from which a radial line bears North 55 deg. 45'05" West; (12) thence Northeasterly 55.78 feet along the arc of said curve through a central angle of 08 deg. 32'30" (chord bears North 29 deg. 58'40" East 55.72 feet); (13) thence North 25 deg. 42'25" East 12.82 feet; thence East 640.77 feet; thence South 03 deg. 54'57" West 18.32 feet; thence South 02 deg. 11'55" East 284.04 feet along that certain boundary agreement recorded as Entry No. 179490 in Book 298 at Page 676 of official records; thence along the Northerly right of way line of Moulton Lane the following three (3) courses: (1) South 62 deg. 46'08" West 290.92 feet; (2) thence South 63 deg. 43'50" West 121.70 feet; (3) thence South 63 deg. 43'50" West 292.85 feet to the point of beginning.

Parcel No.: 00-0007-7730  
Serial No.: OWC-0529

#### PARCEL 1A:

Together with and subject to the following described right of way:

Beginning 1,371 feet West and North 22 deg. East 604 feet from the Southeast corner of Section 18, Township 3 South, Range 5 East, Salt Lake Meridian; and running thence South 65 deg. West 828 feet, more or less, to the East bank of a canal; thence continuing South 65 deg. West to a point which is 40 feet Northeasterly from the Northeasterly right of way line of Highway 40; thence Southeasterly parallel to said Highway right of way line and 40 feet distant Northeasterly therefrom 603 feet, more or less, to the Northwesterly property line of the Paul C. Wyatt property; thence Southwesterly along said Northwest line 40 feet to the Northeasterly right of way line of Highway 40; thence following on and along said right of way in a Northwesterly direction 105 feet, more or less to the Southerly property line of the John B. Moulton property; thence South 7 deg. 40' East 48 feet, more ore less, to a point 40 feet Easterly of the Northeasterly right of way line of said Highway; thence Southeasterly parallel to and 40 feet distant Northeasterly from said right of way line of a point which is the Northwesterly line of a 32 foot right of way; thence North 65 deg. parallel to and 32 feet distant Northwesterly from the Southeasterly line of said right of way to a point 32 feet North, more or less, from the place of beginning; thence South to the beginning.

#### PARCEL 2:

Beginning West 1962.89 feet and North 218.1 feet from the Southeast corner of Section 18, Township 3 South, Range 5 East, Salt Lake Base and Meridian, thence South 71 deg. West 139.7 feet; thence North 20 deg. 14' West 914.2 feet; thence East 438.1 feet South 05 deg. 15' West 39.2 feet; thence South 22 deg. 45' West 171.6 feet; thence South 11 deg. West 151.4 feet; thence South 08 deg. East 45.3 feet; thence South 39 deg. East 94 feet; thence Southeasterly along canal to beginning.

Being more accurately depicted in that record of survey map prepared by Brent E. Christensen, PLS #4854808 and filed in the office of the surveyor, Wasatch County, State of Utah, on the 23<sup>rd</sup> of December, 2008 as Record of Survey Map Filing Number 2083, and being more particularly described as follows:

Beginning at a point on the Easterly right of way line of U.S. Highway 40, said point lying North 156.70 feet and East 583.68 feet from the Wasatch County Survey monument for the South one-quarter corner of Section 18, Township 3 South, Range 5 East, Salt Lake Base and Meridian (Basis of Bearings: Utah Coordinate System 1983 Central Zone); and running thence North 20 deg. 10'27" West 714.25 feet along the Easterly right of way of U.S. Highway 40; thence East 402.55 feet to the centerline of the Wasatch Canal; thence along the centerline of the Wasatch Canal the following thirteen (13) courses: (1) thence South 25 deg. 42'25" West 44.50 feet to the beginning of a tangent curve to the right and concave Northwesterly with a radius of 359.14 feet and from which a radial line bears North 64 deg. 17'35" West; (2) thence Southwesterly 53.54 feet along the arc of said curve through a central angle of 08 deg. 32'30" (chord bears South 29 deg. 58'40" West 53.49 feet); (3) thence South 34 deg. 14'54" West 38.36 feet to the beginning of a tangent curve to the left and concave Easterly with a radius of 65.71 feet and from which a radial line bears South 55 deg. 45'06" East; (4) thence Southerly 33.51 feet along the arc of said curve through a central angle of 29 deg. 13'08" (chord bears South 19 deg. 38'20" West 33.15 feet); (5) South 05 deg. 01'41" West 59.60 feet to the beginning of a tangent curve to the right and concave Westerly with a radius of 244.25 feet from which a radial line bears North 84 deg. 58'19" West; (6) thence Southerly 32.12 feet along the arc of said curve through a central angle of 07 deg. 32'05" (chord bears South 08 deg. 47'43" West 32.10 feet) to the beginning of a tangent curve to the left and concave Easterly with a radius of 252.47 feet and from which a radial line bears South 77 deg. 26'14" East; (7) thence Southerly 44.87 feet along the arc of said curve through a central angle of 10 deg. 10'58" (chord bears South 07 deg. 28'17" West 44.81 feet) to the beginning of a tangent curve to the left and concave Easterly with a radius of 106.20 feet and from which a radial line bears South 87 deg. 37'12" East; (8) thence Southerly 59.89 feet along the arc of said curve through a central angle of 32 deg. 18'40" (chord bears South 13 deg. 46'33" East 59.10 feet); (9) thence South 29 deg. 56'01" East 44.10 feet to the beginning of a tangent curve to the right and concave Westerly with a radius of 130.08 feet and from which a radial line bears South 60 deg. 03'59" West; (10) thence Southerly 55.19 feet along the arc of said curve through a central angle of 24 deg. 18'33" (chord bears South 17 deg. 46'44" East 54.78 feet); (11) thence South 05 deg. 37'24" East 42.56 feet the beginning of a tangent curve to the left and concave Easterly with a radius of 585.98 feet and from which a radial line bears North 84 deg. 22'36" East; (12) thence Southerly 110.55 feet along the arc of said curve through a central angle of 10 deg. 48'34" (chord bears South 11 deg. 01'41" East 110.39 feet); (13) thence South 16 deg. 25'58" East 76.02 feet; thence South 84 deg. 58'47" West 161.72 feet; thence along the Northerly right of way line of Moulton Lane to the point of beginning.

Parcel No.: 00-0007-7623  
Serial No...: OWC-0518

## PARCEL 3:

Beginning 860 feet North and 28 rods East of the Southwest corner of the Southeast quarter of Section 18, Township 3 South, Range 5 East, Salt Lake Base and Meridian, thence North 27 rods; thence North 23 deg. West 42.5 rods; thence East 2 rods; thence North 23 deg. West 30 rods; thence North 15 rods; thence East 591 feet; thence South 41 deg. East 343 feet; thence South 12 deg. 15' West 212 feet; thence South 10 deg. 30' East 352 feet; thence South 26 deg. 30' East 459 feet; thence South 41 deg. East 513 feet; thence East 140 feet; thence South 252 feet, more or less; thence West 648 feet, more or less, to the East bank of Wasatch Canal; thence North 05 deg. 15' East 39.2 feet; thence West 438.1 feet to Highway 40; thence North 20 deg. 14' West along Highway to point due West of beginning; thence East 210 feet, more or less, to the beginning.

Parcel No.: 00-0007-7664

Serial No.: OWC-0522

## PARCEL 4:

Beginning North 0 deg. 31'27" West 2931.37 feet and East 4.32 feet from the South quarter corner of Section 18, Township 3 South, Range 5 East, Salt Lake Base and Meridian, thence North 01 deg. 34'13" East 541.148 feet; thence North 15 deg. 23'46" East 542.5 feet; thence North 89 deg. 41'44" West 172.936 feet; thence South 0 deg. 31'23" East 1358.58 feet; thence North 89 deg. 31'18" East 621.085 feet; thence North 41 deg. 55'43" West 200.472 feet; thence North 10 deg. 39'26" West 141.749 feet; thence West 459.219 feet to the beginning.

Excepting therefrom that parcel deeded to Wasatch County in Warranty Deed recorded November 17, 1989 in Book 213 at Page 666 as Entry No. 150513, described as follows:

Right of way for highway known as Wasatch County Route A over that portion of the grantor's land located in the Southwest quarter of the Northeast quarter, and in the Northwest quarter of the Northeast quarter of Section 18, Township 3 South, Range 5 East, Salt Lake Base and Meridian, in Wasatch County, Utah, described as follows:

Beginning at a found state highway monument on the easterly right of way line of US Highway 40 shown on UDOT Plans as Project F-019-1(2) as having a centerline station of PC 357+69.5, said point being the beginning of a curve concave to the west and having a radius of 2964.90 feet, a radial line to said point bears South 88°28'55" East, said point also being 7096.861 feet South and 2623.920 feet West from found brass cap county monument (1974) accepted as the southeast corner of Section 6, Township 3 South, Range 5 East, Salt Lake Base and Meridian;

Thence along the easterly right of way line of said US Highway 40, as shown on said plans of Project F-019-1(2) and as described in the Warranty Deed from Addison C. Moulton and Lacy S. Moulton to the State Road Commission of Utah recorded as Instrument Number 78083 on May 1, 1958 in Book 32, Page 395, Official Records of Wasatch County, and northerly along said curve an arc length of 525.00 feet, more or less, to a point on the northerly line of the grantor's land described in the Warranty Deed from Addison C. Moulton and Lacey S. Moulton to Danford Schow and Sadie Grace Schow recorded as Instrument Number 111523 on November 14, 1977 in Book 115, Page 105, Official Records of Wasatch County, said point also being on the southerly line of the land described in the Warranty Deed from Shell Western E & P, Inc. to James Levoy Sorenson recorded as Instrument Number 137983 on March 14, 1986 in Book 179, Page 262, Official Records of Wasatch County,

Thence along said line of Official Records, Book 115, Page 105, and of Official Records, Book 179, Page 262, East 176.940 feet to a point on the proposed east right of way line of said Wasatch County Route A;

Thence along the proposed east right of way line of said Wasatch County Route A South 15°25'46" West 542.530 feet to the point of beginning of this description.

Said Parcels 3 and 4 being more accurately depicted in that Record of Survey Map prepared by Brent E. Christensen, PLS #4854808 and filed in the office of the surveyor, Wasatch County, State of Utah, on the 23<sup>rd</sup> of December, 2008 as Record of Survey Map Filing Number 2083, and being more particularly described as follows:

A tract of land in the Southeast quarter and the Southwest quarter, Northeast quarter of Section 18, Township 3 South, Range 5 East, Salt Lake Base and Meridian, Wasatch County, Utah, said tract being more particularly described as follows:

Commencing at the Southwest corner of said Southeast quarter (South one-quarter corner), running thence North 00 deg. 31'27" West 883.70 feet along the West line thereof; thence North 89 deg. 28'33" East 326.52 feet to the point of beginning, said point lying on the Easterly right of way line of U.S. Highway No. 40; thence North 19 deg. 59'47" West 26.59 feet along said right of way line to a fence on the boundary of the David Probst property; thence the following five (5) courses along said fence: North 89 deg. 56'32" East 215.63 feet; thence North 00 deg. 44'07" West 273.07 feet; thence North 05 deg. 40'26" West 127.97 feet; thence North 11 deg. 45'35" West 80.84 feet; thence North 34 deg. 42'53" West 80.26 feet; thence leaving said fence North 24 deg. 18'30" West 547.80 feet to the South line of that tract of land recorded in Book 212, Page 482 of the Wasatch County Records; thence the following three (3) courses along said tract: North 89 deg. 51'56" East 33.00 feet; thence North 23 deg. 58'34" West 235.91 feet; thence North 41 deg. 37'08" West 232.41 feet; thence leaving said tract North 23 deg. 00'00" West 66.54 feet to the West line of said Southeast quarter; thence North 00 deg. 31'27" West 266.87 feet along said West line to the Northwest corner of said Southeast quarter (center one-quarter corner); thence continuing North 00 deg. 31'27" West 139.30 feet along the West line of said Southwest quarter, Northeast quarter to the Northwest corner thereof; thence North 01 deg. 34'17" East 118.10 feet along the Easterly right of way line of U.S. Highway 40; thence East 459.22 feet; thence South 10 deg. 40'07" East 141.76 feet; thence South 42 deg. 10'05" East 160.49 feet to the North line of the Southeast quarter of said Section 18; thence South 40 deg. 54'29" East 334.76 feet; thence South 12 deg. 20'30" West 206.91 feet; thence South 10 deg. 24'30" East 343.54 feet; thence South 26 deg. 24'30" East 447.97 feet; thence South 40 deg. 54'30" East 500.67 feet; thence South 89 deg. 54'30" East 66.86 feet; thence South 04 deg. 01'58" West 308.95 feet; thence West 640.33 feet to the East bank of the Wasatch Canal; thence North 25 deg. 42'25" East 38.90 feet along the East bank of the Wasatch Canal; thence West 419.20 feet to the Easterly right of way line of U.S. Highway 40; thence North 20 deg. 10'27" West 63.42 feet along the Easterly right of way line of U.S. Highway 40; thence East 2.94 feet to the point of beginning.

Parcel No.: 00-0007-7458  
Serial No.: OWC-0503

Parcel No.: 00-0007-7458, OWC-0503, 00-0007-7664, OWC-0522, 00-0007-7623, OWC-0518, 00-0007-7730, OWC-0529

Ent 384262 Bk 1068 Pg 553 - 555  
ELIZABETH M PALMIER, Recorder  
WASATCH COUNTY CORPORATION  
2012 Nov 20 02:07PM Fee: \$14.00 JP  
For: Backman FPTP  
ELECTRONICALLY RECORDED

WHEN RECORDED, RETURN TO:

North Village Development, LLC  
1245 East Brickyard Rd, Ste 30  
Salt Lake City, UT 84106

Order Number: 7-030850

## QUIT-CLAIM DEED

(Limited Liability Company)

**MB REO-UT LAND, LLC, a Delaware limited liability company, grantor, hereby QUIT CLAIMS to**  
**North Village Development, LLC, a Utah limited liability company**

Grantee of Salt Lake City, Utah, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in Wasatch County, State of UTAH:

A tract of land located in the Southwest quarter, Northeast quarter of Section 18, Township 3 South, Range 5 East, Salt Lake Base and Meridian, Wasatch County, Utah, said tract being more particularly described as follows:

Commencing at the Southwest corner of the Southeast quarter (South one-quarter corner), running thence North 00°31'27" West 2931.37 feet along the West line thereof; thence East 4.32 feet to the point of beginning, said point lying on the easterly right of way line of U.S. Highway No. 40; thence North 01°34'17" East 541.15 feet; thence North 15°23'38" East 542.50 feet; thence South 89°42'19" East 380.82 feet; thence South 11°10'07" East 194.68 feet; thence South 46°40'07" East 166.19 feet; thence South 18°49'5" West 761.62 feet; thence South 10°40'07" East 36.77 feet; thence West 459.23 feet to the point of beginning.

Parcel No. 00-0020-4584, OWC-0503-1

WITNESS, the hand(s) of said Grantor(s), this 26th of October AD., 2012

**MB REO-UT LAND, LLC**  
a Delaware limited liability company

  
By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_

**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT**

STATE OF CALIFORNIA )  
 ) SS.  
County of \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of October, 2012,  
By \_\_\_\_\_ of MB REO-UT LAND, LLC, a Delaware limited liability  
the \_\_\_\_\_ company

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_ Residing at: \_\_\_\_\_



State of California )  
County of Los Angeles )

# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

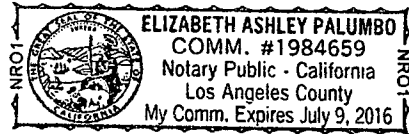
On October 26, 2012 before me, Elizabeth A. Palumbo, Notary Public  
(here insert name and title of the officer)

personally appeared Ed Dailey

who 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 by 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Elizabeth A. Palumbo

(Seal)

### OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

### Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of \_\_\_\_\_

containing \_\_\_\_\_ pages, and dated \_\_\_\_\_.

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-Fact
- Corporate Officer(s) \_\_\_\_\_  
Title(s) \_\_\_\_\_

- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: \_\_\_\_\_

representing: \_\_\_\_\_  
Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information	
<b>Method of Signer Identification</b>	
Proved to me on the basis of satisfactory evidence: <input type="checkbox"/> form(s) of identification <input type="checkbox"/> credible witness(es)	
Notarial event is detailed in notary journal on: Page # _____ Entry # _____	
Notary contact: _____	
<b>Other</b>	
<input type="checkbox"/> Additional Signer(s)	<input type="checkbox"/> Signer(s) Thumbprint(s)
<input type="checkbox"/> _____	