



ENT 105347:2020 PG 1 of 6
Jeffery Smith
Utah County Recorder
2020 Jul 22 12:03 PM FEE 40.00 BY MA
RECORDED FOR Provo Land Title Co.
ELECTRONICALLY RECORDED

**Prepared By Provo Land Title
Company
86737-20**

**After Recording Mail To:
P.O Box 4902
148 South Redmond St.
Jackson WY 83001**

Space Above This Line for Recorder's Use

WARRANTY DEED

Utah Community Federal Credit Union

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

Timpanogos Towers LLC, a Wyoming Limited Liability Company

GRANTEE(S), of P.O Box 4902, 148 South Redmond St., Jackson, WY 83001 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.

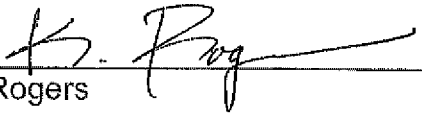
TOGETHER WITH all rights, privileges and appurtenances belonging or in anywise appertaining members and appurtenances to the Real Estate in anywise appertaining thereto, being subject, however, to easements, rights of way, restrictions, etc., of record or enforceable in law or equity.

Tax Serial No. 20-068-0005

Witness our hands on 21st day of July, 2020

Grantor:


Utah Community Federal Credit Union Inc., a Utah Corporation

By: 
Kirk Rogers

STATE OF UTAH
COUNTY OF UTAH

On this 21st day of July, 2020, personally appeared Kirk Rogers, 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 is the Vice President of Utah Community Federal Credit Union and said document was signed by him/her on behalf of said Corporation by Authority of its Bylaws or Resolution of its Board of Directors, and said Kirk Rogers acknowledged to me said Corporation executed the same.

Witness my hand and official seal.


Notary Public

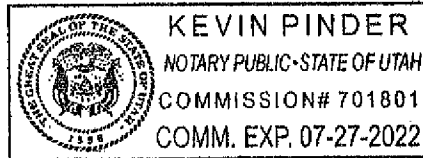


EXHIBIT A

Property 1:
PARCEL 1:

Commencing at a point 255.30 feet East and 597.15 feet South of the Northwest corner of Section 31, Township 6 South, Range 3 East, Salt Lake Base and Meridian; thence South 89°37'48" East along a fenceline 172.14 feet, (more or less to the Northwest corner of the property conveyed to Brigham Young University by Quit Claim Deed recorded December 13, 1976 as Entry No. 33124 in Book 1518 at Page 198 of the Official Records); thence South 0°16'48" West 167.75 feet; thence North 88°43'06" West partially along a fence line and Stadium Drive, Provo, Utah (a distance of) 172.57 feet; thence North 0°25'12" East along Canyon Road, Provo, Utah (a distance of) 165.00 feet to the point of beginning.

(For information purposes: known as Tax ID No. 20-068-0005)

PARCEL 2:

ANY REMAINING PORTION OF THE FOLLOWING as conveyed by Quit Claim Deed recorded June 10, 1980 as Entry No. 19639 in Book 1839 at Page 195 of the Official Records, more particularly described as follows:

Commencing 613.77 feet South and 255.10 feet East from the Northwest Corner of Section 31, Township 6 South, Range 3 East, Salt Lake Base and Meridian, and running thence South 89°37'48" East 330.09 feet; thence South 12 feet, more or less; thence North 89°47' West 153.86 feet; thence North 3.98 feet; thence North 89°37' West 169.70 feet; thence North 0°42' East 16.63 feet to the point of beginning.

LESS AND EXCEPT FROM SAID PARCEL 2 all that portion located within Parcel 1 above, as conveyed to BYU Employees Federal Credit Union, by Warranty Deed recorded November 11, 1974 as Entry No. 20328 in Book 1394 at Page 174 of the Official Records.

ALSO LESS AND EXCEPT FROM SAID PARCEL 2 all those portions located within the following Parcels 3 and 4 below, as conveyed to Universal Campus Federal Credit Union, by Warranty Deed recorded May 3, 1979 as Entry No. 16714 in Book 1740 at Page 622 of the Official Records, and by Warranty Deed recorded November 1, 1976 as Entry No. 28377 in Book 1509 at Page 533 and by that certain Quit Claim Deed recorded November 1, 1976 as Entry No. 28376 in Book 1509 at Page 532 of the Official Records.

ALSO LESS AND EXCEPT FROM SAID PARCEL 2 all that portion conveyed to Brigham Young University, a Utah corporation, by Quit-Claim Deed recorded December 13, 1976 as Entry No. 33124 in Book 1518 at Page 198 of the Official Records, more

particularly described as follows:

Beginning at a point on the South fence line of Kenneth Meldrum's property which point is South 598.26 feet and East 427.44 feet from the Northwest corner of Section 31, Township 6 South, Range 3 East, Salt Lake Base and Meridian; thence South 89°37'48" East along the Meldrum's fence 157.94 feet; thence North 0°01'22" West 71.19 feet along the East Meldrum fence line; thence South 89°50' East 159.15 feet to the West line of Dee Peterson, (Plat B) subdivision; thence South 17°20' East along the subdivision 89.87 feet; thence continuing along the subdivision South 37°15' East 45 feet; thence West along the North side of Land M Enterprise property 170.68 feet; thence South 1°51' West 119 feet along the West side of Land M Enterprise property to the North side of Stadium Avenue; thence North 89°18' West along Stadium Avenue 196.66 feet; thence North 0°16'48" East 168.46 feet along the East side of BYU Federal Credit Union property to the point of beginning.

(For information purposes: known as Tax ID No. 20-068-0006)

PARCEL 3:

Commencing at a point in the East right of way line of Canyon Road, Provo, Utah, said point being South 597.15 feet and East 255.30 feet from the Northwest corner of Section 31, Township 6 South, Range 3 East, Salt Lake Base and Meridian; thence South 89°37'48" East 147.14 feet; thence North 00°01'18" West 78.87 feet; thence South 89°29'38" West 147.05 feet; thence South 0°02'42" West 76.63 feet to the place of beginning.

LESS AND EXCEPT THEREFROM that portion conveyed to DPI Heather LC by Warranty Deed, recorded June 15, 2009 as Entry No. 66313:2009 of the Official Records, more particularly described as follows:

Commencing at a point located North 88°58'39" East along the Section line 255.29 feet and South 525.05 feet from the Northwest corner of Section 31, Township 6 South, Range 3 East, Salt Lake Base and Meridian; thence North 89°29'02" East 330.20 feet; thence South 00°01'58" East 3.89 feet; thence South 89°38'34" West 330.22 feet; thence North 00°35'28" East along 150 East Street (a distance of) 2.97 feet to the point of beginning.

(For information purposes: known as Tax ID No. 20-068-0067)

PARCEL 4:

Commencing at a point in an East-West fenceline, said point being South 598.10 feet and East 402.44 feet from the Northwest corner of Section 31, Township 6 South, Range 3 East, Salt Lake Base and Meridian; thence South 89°37'48" East along said fenceline 182.95 feet, running partially along the Northerly boundary of the property

conveyed to Brigham Young University by Quit Claim Deed recorded December 13, 1976 as Entry No. 33124 in Book 1518 at Page 198 of the Official Records to an angle point in fence, referenced as the East Meldrum Fence line in said Entry No. 33124; thence North 00°01'22" West 81.67 feet along the said East Meldrum fence line as referenced in said Entry No. 33124 and extended; thence South 89°29'38" West along another fenceline 182.95 feet; thence South 0°01'18" East 78.87 feet to the point of beginning.

LESS AND EXCEPT THEREFROM that portion conveyed to DPI Heather LC by Warranty Deed, recorded June 15, 2009 as Entry No.66313:2009 of the Official Records, more particularly described as follows:

Commencing at a point located North 88°58'39" East along the Section line 255.29 feet and South 525.05 feet from the Northwest corner of Section 31, Township 6 South, Range 3 East, Salt Lake Base and Meridian; thence North 89°29'02" East 330.20 feet; thence South 00°01'58" East 3.89 feet; thence South 89°38'34" West 330.22 feet; thence North 00°35'28" East along 150 East Street (a distance of) 2.97 feet to the point of beginning.

(For information purposes: known as Tax ID No. 20-068-0068)

FOR INFORMATION PURPOSES:

SAID PARCELS 3 AND 4 ABOVE, as combined were described in that certain Quit Claim Deed recorded November 1, 1976 as Entry No. 28376 in Book 1509 at Page 532 of the Official Records, as follows:

Commencing at a point in the East right of way line of Canyon Road, Provo, Utah, said point being South 597.15 feet and East 255.30 feet from the Northwest corner of Section 31, Township 6 South, Range 3 East, Salt Lake Base and Meridian; thence South 89°37'48" East along a fenceline 330.09 feet to a fence corner; thence North 00°01'22" West 81.67 feet; thence South 89°29'38" West along a fenceline 330.00 feet to the East side of Canyon Road; thence South 0°02'42" West 76.63 feet to the place of beginning.

LESS AND EXCEPT THEREFROM that portion conveyed to DPI Heather LC by Warranty Deed, recorded June 15, 2009 as Entry No. 66313:2009 of the Official Records, more particularly described as follows:

Commencing at a point located North 88°58'39" East along the Section line 255.29 feet and South 525.05 feet from the Northwest corner of Section 31, Township 6 South, Range 3 East, Salt Lake Base and Meridian; thence North 89°29'02" East 330.20 feet; thence South 00°01'58" East 3.89 feet; thence South 89°38'34" West 330.22 feet; thence North 00°35'28" East along 150 East Street (a distance of) 2.97 feet to the point of beginning.

ALSO, SAID ABOVE PARCELS 1, 2, 3 AND 4 above were more correctly described by a combined boundary description as follows:

Commencing at a point located South 00°39'35" East along the Section line 523.53 feet and East 249.81 feet from the Northwest corner of Section 31, Township 6 South, Range 3 East, Salt Lake Base and Meridian; thence North 89°38'58" East 329.52 feet; thence South 00°01'22" East 77.80 feet; thence North 89°37'48" West 157.95 feet; thence South 00°16'48" West 167.75 feet; thence North 88°43'06" West along Stadium Avenue 172.57 feet; thence North 00°25'12" East along Canyon Road 238.66 feet to the point of beginning.

(For information purposes: known as Tax ID No.'s 20:068:0005, 20:068:0006, 20:068:0067 and 20:068:0068)