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RANDALL A. COVINGTON
UTAH COUNTY RECORDER
1998 Oct 29 3:37 pm FEE 32.00 BY JH
RECORDED FOR SECURITY TITLE AND ABSTRACT

WHEN RECORDED, MAIL TO:
David E. Sloan, Esq.
Van Cott, Bagley, Cornwall & McCarthy
50 South Main Street, Suite 1600
Post Office Box 45340
Salt Lake City, Utah 84145-0340

PERSONAL REPRESENTATIVE'S DEED

THIS DEED is made by LUISE V. HANSON, as Personal Representative of the Estate of JOHN K. HANSON, deceased (the "Estate"), Grantor, to THE PROVO CITY REDEVELOPMENT AGENCY, P. O. Box 1849, Provo, Utah 84603, Grantee.

WHEREAS, pursuant to an Option Purchase Agreement, dated as of the 7th day of August, 1992, by and between PROVO CITY CORPORATION, IRONTON DEVELOPMENT CORPORATION, and JOHN K. HANSON (the "Option"), PROVO CITY CORPORATION acquired an option to purchase the interest of JOHN K. HANSON in certain real property located in Utah County, state of Utah; and

WHEREAS, PROVO CITY CORPORATION has assigned its rights under the Option to THE PROVO CITY REDEVELOPMENT AGENCY; and

WHEREAS, JOHN K. HANSON is now deceased; and

WHEREAS, Grantor is the qualified Executor of the Estate, filed as Probate No. 9447, in Hancock County, Iowa, as shown on Letters of Appointment dated July 3, 1996; and

WHEREAS, the Grantor has received all of the powers of a Utah personal representative by filing said Letters of Appointment with the Fourth Judicial District Court of Utah County, State of Utah, on October 15, 1997, at which time said Letters of Appointment were also certified by said Fourth District Court; and

WHEREAS, THE PROVO CITY REDEVELOPMENT AGENCY has now exercised the Option.

EXHIBIT "A"

Parcel #1: Commencing at a point located South 612.56 feet and East 1645.50 feet from the North one-quarter corner of Section 20, Township 7 South, Range 3 East, Salt Lake Base and Meridian (Basis of Bearing is the Utah State Plane Coordinate System, Central Zone); thence along the Westerly boundary of State Highway 89 as follows: South 44° 37' 46" East 225.11 feet; thence South 36° 12' 00" East 700.00 feet; thence South 33° 28' 00" East 600.00 feet; thence South 19° 33' 36" East 514.41 feet; thence South 22° 38' 50" East 235.27 feet; thence South 28° 52' 35" East 619.63 feet; thence South 41° 07' 10" East 946.44 feet; thence South 42° 12' 10" East 495.86 feet; thence South 38° 10' 40" East 171.35 feet; thence South 21° 03' 00" East 63.25 feet; thence South 14° 44' 15" East 144.39 feet; thence West 624.20 feet; thence South 34° 11' 57" East 244.16 feet; thence South 00° 43' 39" East 241.50 feet; thence West 66.17 feet; thence along the arc of a 1120.08 foot radius curve to the right 298.23 feet (chord bears North 82° 22' 20" West 297.35 feet); thence North 74° 44' 41" West 217.04 feet; thence North 15° 15' 19" East 56.00 feet; thence North 74° 44' 41" West 185.97 feet; thence along the arc of a 1120.08 foot radius curve to the left 298.23 feet (chord bears North 82° 22' 20" West 297.35 feet); thence West 139.60 feet; thence along the arc of a 30.00 foot radius curve to the right 47.13 feet (chord bears North 45° 00' 00" West 42.43 feet); thence North 3.00 feet; thence along the arc of a 598.33 foot radius curve to the left 307.83 feet (chord bears North 14° 44' 15" West 304.45 feet); thence North 29° 28' 41" West 1495.17 feet; thence along the arc of a 7536.65 foot radius curve to the right 597.47 feet (chord bears North 27° 12' 20" West 597.31 feet); thence North 24° 56' 05" West 327.53 feet; thence along the arc of a 2122.73 foot radius curve to the right 338.51 feet (chord bears North 20° 21' 59" West 338.15 feet); thence along the platted boundary of Plat "F", Billing Technology Park as follows: North 65° 35' 50" East 533.12 feet North 20° 00' 00" West 196.63 feet, South 65° 35' 50" West 96.36 feet, North 20° 00' 00" West 200.19 feet, North 19° 00' 55" West 495.46 feet, South 65° 35' 50" West 109.01 feet, North 33° 59' 22" West 116.57 feet; thence North 64° 30' 38" East 556.17 feet to the point of beginning.

Less and Excepting the following described property:

Beginning at a point which is North 00° 41' 56" West 2336.35 feet and North 89° 18' 04" East 249.43 feet from the Southwest Corner of said Section 21, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence North 70° 20' 04" East 65.40 feet; thence South 27° 14' 56" East 63.70 feet; thence South 62° 45' 04" West 64.78 feet; thence North 27° 17' 13" West 72.33 feet to the point of beginning.

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ALSO LESS AND EXCEPTING Beginning at a point on the Westerly Right-of-way fence of U.S. Highway 89, which is South 502.82 feet, East 1,837.49 feet and North 1438 West 1,345.89 feet from the Southwest corner of Section 21, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence West 624.203 feet; thence North 34° 11' 57" West 835.737 feet; thence East 590.00 feet more or less to the Westerly Right-of-way fence of said U.S. Highway 89, thence Southerly along said Right-of-way the following courses, South 42° 12' 10" East 495.86 feet; thence South 38° 10' 40" East 171.35 feet; thence South 21° 03' 00" East 63.25 feet; thence South 14° 44' 15" East 144.393 feet to the point of beginning.

(It is intended the westernmost boundary of this description exactly follow Springcreek. This description is approximated and may requite modification after a field survey to exactly plot Springcreek).

Parcel #2: Commencing at a point located South 1234.31 feet and East 367.58 feet from the North one-quarter corner of Section 20, Township 7 South, Range 3 East, Salt Lake Base and Meridian (Basis of Bearing is the Utah State Plane Coordinate System, Central Zone); thence North 64° 30' 38" East 99.05 feet; thence South 24° 24' 10" East 445.22 feet; thence South 65° 35' 50" West 99.03 feet; thence North 24° 24' 10" West 443.34 feet to the point of beginning.

Less any portion with in the road Right of Way

Parcel #3: Commencing at a point located North 597.70 feet and West 961.27 feet from the Southeast corner of Section 20, Township 7 South, Range 3 East, Salt Lake Base and Meridian, (Basis of Bearing in the Utah State Plane Coordinate System, Central Zone); thence South 04° 42' 36" East 141.38 feet; thence along the arc of a 965.37 foot radius curve to the left 197.29 feet (chord bears South 10° 37' 33" East 196.94 feet); thence South 16° 32' 30" East 878.90 feet; thence West 216.43 feet; thence North 22° 01' 10" West 624.22 feet; thence North 22° 02' 00" West 816.80 feet; thence South 70° 54' 01" East 485.45 feet to the point of beginning.

Less any portion with in the road Right of Way

Parcel #4: Commencing at a point located North 1294.81 feet and West 1113.07 feet from the Southeast corner of Section 20, Township 7 South, Range 3 East, Salt Lake Base and Meridian, thence North 24° 24' 10" West 2594.76 feet; thence North 65° 35' 50" East 98.50 feet; thence South 24° 24' 10" East 100.00 feet; thence North 65° 35' 50" East 50.00 feet; thence South 24° 24' 10" East 2074.75 feet; thence South 65° 35' 50" West 50.00 feet; thence south 24° 24' 10" East 420.01 feet thence South 65° 35' 50" West 98.50 feet to the point of beginning.

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Parcel #5: Commencing at a point located North 1685.15 feet and West 761.03 feet from the Southeast corner of Section 20, Township 7 South, Range 3 East, Salt Lake Base and Meridian (Basis of Bearing is the Utah State Plane Coordinate System, Central Zone); thence South $65^{\circ} 35' 50''$ West 383.36 feet; thence North $24^{\circ} 24' 10''$ West 209.98 feet; thence North $65^{\circ} 35' 50''$ East 50.00 feet; thence North $24^{\circ} 24' 10''$ West 600.03 feet thence North $65^{\circ} 35' 50''$ East 264.79 feet; thence; along the arc of a 7592.65 foot radius curve to the left 225.55 feet (chord bears South $28^{\circ} 37' 39''$ East 225.54 feet); thence South $29^{\circ} 28' 41''$ East 587.38 feet to the point of beginning.

Parcel #6: Beginning at a point which is South 4001.00 feet and East 1622.80 feet from the North quarter corner of Section 20, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence North $65^{\circ} 35' 50''$ East 500.50 feet; thence South $29^{\circ} 28' 41''$ East 200.00 feet; thence South $65^{\circ} 35' 50''$ West 533.38 feet; thence 47.11 feet on a 1910.00 foot radius curve to the left having a central angle of $01^{\circ} 24' 47''$ and whose long chord bears North $17^{\circ} 19' 38''$ West 47.11 feet; thence North $18^{\circ} 02' 54''$ West 41.70 feet; thence 86.00 feet on a 774.81 foot radius curve to the left having a central angle of $06^{\circ} 21' 34''$ and whose long chord bears North $21^{\circ} 13' 25''$ West 85.96 feet; thence North $24^{\circ} 23' 50''$ West 25.30 feet to the beginning.

Less and Excepting the following described property:

Commencing at a point located North 1113.27 feet and West 1030.77 feet from the Southeast corner of Section 20, Township 7 South, Range 3 East, Salt Lake Base and Meridian (Basis of Bearing is the Utah State Plane Coordinate System, Central Zone); thence South $65^{\circ} 35' 07''$ West 15.14 feet; thence along the arc of a 1910.08 foot radius curve to the left 47.26 feet (chord bears North $17^{\circ} 20' 22''$ West 47.26 feet); thence North $18^{\circ} 02' 54''$ West 41.69 feet; thence along the arc of a 774.81 foot radius curve to the left 85.93 feet (chord bears North $21^{\circ} 13' 32''$ West 85.89 feet); thence North $24^{\circ} 24' 10''$ West 25.23 feet; thence North $65^{\circ} 35' 50''$ East 15.00 feet; thence South $24^{\circ} 24' 10''$ East 25.23 feet; thence along the arc of a 789.81 foot radius curve to the right 87.59 feet (chord bears South $21^{\circ} 13' 32''$ East 87.55 feet; thence South $18^{\circ} 02' 54''$ East 41.69 feet; thence along the arc of a 1925.08 foot radius curve to the right 45.59 feet (chord bears South $17^{\circ} 22' 12''$ East 45.58 feet) to the point of beginning.

Less any portion within the road Right of Way

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Parcel #7: Beginning at a point which is South 961.61 feet and East 1039.11 feet from the Northwest corner of Section 28, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence North $89^{\circ} 58' 03''$ West along the Northerly right-of-way line of Highway 75, 66.00 feet; to the end of an existing flume carrying Spring Creek; thence along the center line of said flume South $00^{\circ} 00' 50''$ East 418.46 feet; thence South $89^{\circ} 54' 49''$ East 32.17 feet to a fence corner; thence South $00^{\circ} 20' 00''$ East 460.00 feet along said fence line to the point of beginning.

Parcel #8: A Right of Way for a Ditch Easement over the following Parcels:

"A"

Commencing at a point located 3798.47 feet West and 1201.03 feet South from the Northeast corner of Section 20, Township 7 South, Range 3 East, Salt Lake Base and Meridian; thence South $88^{\circ} 26' 00''$ East 1018.30 feet; thence South $22^{\circ} 00' 00''$ East 78.80 feet; thence South $88^{\circ} 45' 00''$ West 1047.9 feet; thence North 129.3 feet to the point of beginning.

"B"

Commencing at a point in the East line of Section 19, Township 7 South, Range 3 East, Salt Lake Base and Meridian said point being South 1274.39 feet from the corner of Section 17, 18, 19, 20; thence South $87^{\circ} 57' 00''$ West 743.13 feet; thence South 63.60 feet; thence North $88^{\circ} 45' 00''$ East 742.30 feet; thence North 86.10 feet to the point of beginning.

Less any portion within the road Right of Way

Parcel #9: Commencing at a point located North 1335.51 feet and West 1023.37 feet from the Southeast corner of Section 20, Township 7 South, Range 3 East, Salt Lake Base and Meridian; (Basis of bearing is the Utah State Plan Coordinate System, Central Zone); thence North $24^{\circ} 24' 10''$ West 210.00 feet; thence North $65^{\circ} 35' 50''$ East 383.36 feet; thence South $29^{\circ} 28' 41''$ East 210.83 feet; thence South $65^{\circ} 35' 50''$ West 402.01 feet to the point of beginning.