



ENT 14419:2019 PG 1 of 2
JEFFERY SMITH
UTAH COUNTY RECORDER
2019 Feb 21 3:25 pm FEE 0.00 BY DA
RECORDED FOR SARATOGA SPRINGS CITY

WHEN RECORDED MAIL TO:

City of Saratoga Springs
1307 N. Commerce Drive, Suite 200
Saratoga Springs, UT 84045
Attn: City Manager

Parcel No. _____

(space above for Recorder's use)

QUITCLAIM DEED

IHC HEALTH SERVICES, INC., a Utah nonprofit corporation, whose address is 36 South State Street, 23rd Floor, Salt Lake City, Utah 84111 ("Grantor"), forever quitclaims, to CITY OF SARATOGA SPRINGS, a Utah municipal corporation, whose address is 1307 N. Commerce Drive, Suite 200, Saratoga Springs, UT 84045 ("Grantee"), for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described tract of real property located in Utah County, Utah (the "Property"):


See Exhibit A attached hereto.

RESERVING unto Grantor any water rights or rights to the use of water whether appurtenant to the Property or not in which Grantor may have an interest. Grantor does not intend by this deed to transfer any water rights or rights to the use of water and it is Grantor's intent that this conveyance shall not transfer any water rights or rights to the use of water by implication.

WITNESS the hand of said Grantor, this 12 day of February, 2019.

GRANTOR:

IHC HEALTH SERVICES, INC.,
a Utah nonprofit corporation

By: 
Print Name: Clay L. Ashdown
Title: Vice President

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On the 12 day of February, 2019, this instrument was acknowledged before me by Clay L. Ashdown, the Vice President of IHC HEALTH SERVICES, INC., a Utah nonprofit corporation.

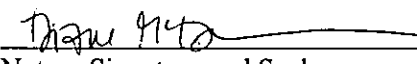

Notary Signature and Seal



Exhibit A

Description of the IHC Saratoga Trail Dedication Property

A part of the Northwest Quarter of Section 14, Township 5 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Saratoga Springs, Utah County, Utah:

Beginning at a point on the East Line of 400 West Street located 38.50 feet North $89^{\circ}38'31''$ East along the Section Line from the Northwest Corner of said Section 14; and running thence North $89^{\circ}38'31''$ East 5.00 feet along said Section Line; thence South $0^{\circ}22'06''$ West 580.82 feet to a point of curvature; thence Southeasterly along the arc of a 256.50 foot radius curve to the left a distance of 119.55 feet (Central Angle equals $26^{\circ}42'17''$ and Long Chord bears South $12^{\circ}59'03''$ East 118.47 feet) to a point of reverse curvature; thence Southeasterly along the arc of a 343.50 foot radius curve to the right a distance of 160.10 feet (Central Angle equals $26^{\circ}42'17''$ and Long Chord bears South $12^{\circ}59'03''$ East 158.66 feet) to a point of tangency; thence South $0^{\circ}22'06''$ West 80.11 feet; thence North $89^{\circ}22'42''$ West 4.50 feet; thence South $0^{\circ}22'06''$ West 191.23 feet; thence South $5^{\circ}18'46''$ East 80.82 feet; thence South $0^{\circ}22'06''$ West 75.89 feet to the North Line of Crossroads Boulevard as it exists at 60.00 foot half-width; thence North $89^{\circ}22'42''$ West 5.00 feet along said North Line to the Easterly Line of 400 West Street; thence along said Easterly Line the following eight courses: North $0^{\circ}22'06''$ East 75.62 feet; North $5^{\circ}18'46''$ West 80.82 feet; North $0^{\circ}22'06''$ East 196.50 feet; South $89^{\circ}22'42''$ East 4.50 feet; North $0^{\circ}22'06''$ East 75.09 feet to a point of curvature; Northeasterly along the arc of a 338.50 foot radius curve to the left a distance of 157.77 feet (Central Angle equals $26^{\circ}42'17''$ and Long Chord bears North $12^{\circ}59'03''$ West 156.35 feet) to a point of reverse curvature; Northwesterly along the arc of a 261.50 foot radius curve to the right a distance of 121.88 feet (Central Angle equals $26^{\circ}42'17''$ and Long Chord bears North $12^{\circ}59'03''$ West 120.78 feet) to a point of tangency; and North $0^{\circ}22'06''$ East 580.76 feet to the Section Line and the point of beginning.

Contains 6,465 sq. ft.