

When Recorded, Mail To:  
J. Lyne Roberts & Sons, Inc.  
1052 South 250 East  
Provo, UT 84606

Order No. 7-042853

## BOUNDARY LINE AGREEMENT

THIS Agreement is entered into this 25 day of February, 2019, by and between **J. Lyne Roberts & Sons, Inc.** (collectively referred to hereinafter as "Roberts") and **Salem Capital, LLC** (collectively referred to hereinafter as "Salem").

### RECITALS

- A. Salem owns certain real property located in Utah County, State of Utah. The Salem property abuts the Roberts property along the Roberts north boundary.
- B. Roberts owns certain real property located in Utah County, State of Utah, lying South of the Salem property. The Roberts property is more particularly described as follows:  
  
SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF
- C. The parties now desire to establish an existing fence line separating the Roberts property and the Salem property as a common boundary line of the parties.

NOW THEREFORE, IN CONSIDERATION OF THE MUTUAL BENEFIT TO ESTABLISH A CLEAR AND DEFINITE TITLE LINE AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, THE PARTIES DO HEREBY AGREE AS FOLLOWS:

1. There is a fence line on the north line of the Roberts property, where it touches the Salem property and said line is hereafter deemed the common boundary line between Roberts property and the Salem property.
2. Roberts does hereby convey and quit-claim and release to Salem all their right, title, claim estate and interest in the Salem property lying north of the Roberts property.
3. Salem does hereby convey and quit-claim and release to Roberts all their right, title, claim estate and interest in the Roberts property.
4. All provisions of the Agreement, including the benefits and burdens, run with the land and are binding upon and inure to the benefit of the parties, their heirs, personal representatives, successors and assigns.

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IN WITNESS WHEREOF, THE PARTIES HAVE EXECUTED THIS AGREEMENT THE DAY AND YEAR FIRST WRITTEN ABOVE.

J. Lyne Roberts & Sons, Inc.

By:

*John Greg Roberts*  
John Greg Roberts, President

Salem Capital, LLC

By Its Manager: CW Management Corporation

By:

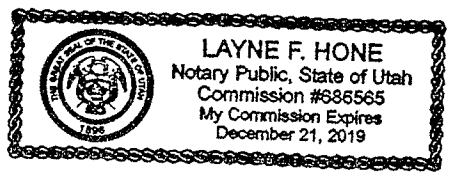
*Chris M. McCandless*  
Chris McCandless, President

STATE OF Utah )  
)SS.  
County of Utah )

The foregoing instrument was acknowledged before me this 1 day of March 20 19  
by John Greg Roberts, President of J. Lyne Roberts & Sons, Inc.

*[Signature]*  
NOTARY PUBLIC

Commission Expires: December 21, 2019  
Residing at: Provo, UT 84606

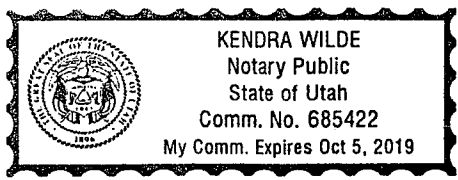


STATE OF Utah )  
)SS.  
County of Utah Salt Lake )

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of February 20 19  
by Chris McCandless, President of CW Management Corporation, the Manager of Salem Capital, LLC.

*Kendra Wilde*  
NOTARY PUBLIC

Commission Expires: October 5, 2019  
Residing at: Utah



**EXHIBIT "A"**

Order No. 7-042853

Beginning at a point which lies South 1431.67 feet and West 2823.50 feet from the North corner of Section 36, Township 8 South, Range 2 East, Salt Lake Base and Meridian, and running thence North 42 deg. 45'38" West 85.30 feet; thence North 47 deg. 14'22" East 56.64 feet; thence South 42 deg. 45'38" East 103.25 feet; thence South 80 deg. 01'26" East 6.96 feet; thence North 47 deg. 14'22" East 68.10 feet; thence North 08 deg. 08'55" East 19.20 feet; thence North 27 deg. 42'44" East 18.79 feet; thence North 01 deg. 38'43" East 38.89 feet; thence North 01 deg. 37'03" East 28.15 feet; thence North 27 deg. 29'02" East 334.61 feet; thence South 89 deg. 27'12" West 500.93 feet; thence North 23 deg. 36'44" West 35.03 feet; thence South 55 deg. 48'43" West 405.61 feet; thence South 34 deg. 21'44" East 11.78 feet; thence North 55 deg. 38'16" East 146.81 feet; thence South 34 deg. 21'44" East 82.68 feet; thence South 55 deg. 38'16" West 48.21 feet; thence South 34 deg. 21'44" East 337.45 feet; thence South 36 deg. 33'12" East 56.00 feet; thence North 53 deg. 26'48" East 2.68 feet; thence Northeasterly 40.18 feet along the arc of a 530.00 foot radius curve to the left through a central angle of 4 deg. 20'38", the chord bears North 51 deg. 15'47" East 40.17 feet; thence South 41 deg. 33'39" East 88.87 feet; thence North 49 deg. 42'50" East 12.66 feet; thence North 49 deg. 36'16" East 81.41 feet; thence North 41 deg. 41'38" East 74.30 feet to the point of beginning.

Part of Parcel No.: 25-064-0020