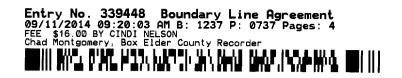
Mar 6: C=nx: Nelson 4623 Promenade Roy Ur 84067



## **BOUNDARY LINE AGREEMENT**

| This agreement made this | 12 | _day of | <u> July</u> | , <del>,</del> | 2014 | by and be | etweer |
|--------------------------|----|---------|--------------|----------------|------|-----------|--------|
|                          |    |         |              | }              |      |           |        |

Rodney W. Luke and Barbara J. Luke, husband and Wife as Joint Tenants (Box Elder County Parcel 03-178-0048 - see Exhibit "A") owner of the parcel on the West side of the boundary line.

and

Corey Taylor (Box Elder County Parcel 03-178-0047 see Exhibit "B") owner of the parcel on the east side of the boundary line.

Witness, that whereas the parties hereto are the owners and possessors of adjacent tracts of land situated in Brigham City, Box Elder County, State of Utah, (descriptions of record for said properties are attached) which have been separated by an existing fence line which has been in existence for a short period of time, and has been agreed by the parties hereto as being the boundary between their respective ownerships, and that of their predecessors in interest, during its existence, and

Whereas, a recent survey discloses that the possession/fence line as evidenced does not coincide nor agree with the record titles of the parties hereto, and

Whereas, it is the desire and intent of the parties hereto that said fence line shall be officially established as the boundary between the properties of the parties hereto, that each of the said parties shall have title to the property within their possession, and that the record ownership and tax assessments shall be made to coincide with such possession lines. It is also agreed that Corey Taylor, the owner of Lot 100 may connect and erect a fence heading east from the north or south end of the fence as described herein;

Now therefore, for and in consideration of the premises, and of the mutual benefits of each of the parties hereto, and the payment of \$500.00 to Corey Taylor by Cindy Nelson, the previous owner of Lot 101, it is HEREBY AGREED AND CONFIRMED by and between the parties hereto as follows:

The boundary line between the properties of the parties hereto shall be along the line of the fence/possession which line is described by a recent survey as:

A PART OF LOTS 100 AND 101, COTTONWOOD SUBDIVISION NO. 2 - PHASE 4, BRIGHAM CITY, BOX ELDER COUNTY, UTAH SURVEY BEING SITUATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 9 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT AN EXISTING FENCE CORNER BEING A POINT LOCATED 34.81 FEET SOUTH 33°00'00" WEST ALONG THE LINE COMMON TO SAID LOTS 100 AND 101 AND 0.15 FEET NORTH 57°00'00" WEST FROM THE NORTHEAST CORNER OF SAID LOT 101; RUNNING THENCE SOUTH 32°24'43" WEST 90.19 FEET TO THE SOUTH BOUNDARY LINE OF SAID LOT 100 AND THE POINT OF TERMINATION.

| Rodney W. Luke   | <u>.</u>  |  |  |
|--|---|--|--|
| Barbara J. Luke Suke   | <del>:</del>  |  |  |
| State of Utah<br>County of Box Elder   |   |  |  |
| On this /2 day of Ouly Rolmey w Loke, Barbara Loke to me that They, executed the same. | _,2014, personally appeared_, the signers of the foregoin | d before me, ng instrument, who acl    | knowledged   |
| Residing at: Brigham City, Utah. Commission expires: March 142016.                     | 0 161-  | Nota<br>Stat                           | n Chlarson<br>ury Public<br>e of Utah<br>53119<br>expires March 14, 2016               |
| $\overline{N}$   | Notary Public   |  | <del>.</del>   |
| Corey Taylor   |   |  |  |
| State of Utah County of Box Elder  |   |  |  |
| On this day of september to me that, executed the same.                                | _,2014, personally appeared_, the signers of the foregoin | d before me,<br>ng instrument, who acl | knowledged   |
| Residing at: Beighen (1. by  | S) 11-1   |  | NOTARY PUBLIC Dains Winword 658501 My Commission Expires August 12, 2017 STATE OF UTAH |
| , N  | Notary Public   |  | •  |

(Current recorded tax descriptions)

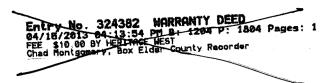
Exhibit "A"

Lot 101, Cottonwood Subdivision No. 2, Phase 4, Brigham City Survey, Box Elder County, Utah.

## Exhibit "B"

All of Lot 100, Cottonwood Subdivision No. 2, Phase 4, Box Elder County, Utah, according to the official plat thereof.

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HW 5016BC

WHEN RECORDED MAIL TO: Corey Taylor 828 East 350 South Brigham City, UT 84302

## WARRANTY DEED

Bailey B.O.Y. LLC.,

Grantor(s), of MANTUA, County of BOX ELDER, State of UT hereby CONVEY and WARRANT to

## Corey Taylor, a married man,

Grantee(s), of Brigham City, County of Box Elder, State of Utah, for the sum of TEN DOLLARS and other good and valuable consideration, the following described tract of land in BOX ELDER County, State of UT, to-wit:

03-178-0047

All of Lot 100, Cottonwood Subdivision No. 2, Phase 4, Box Elder County, Utah, according to the official plat thereof.

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2013 taxes and thereafter.

WITNESS the hand of said grantor(s), this Ath day of April, 2013.

Bailey BO.Y. LLC

by: Ann Bailey, member

by Craig Ralph Bailey, member

STATE OF UT

:ss. )

County of Box Elder

On the 14th day of April, 2013, personally appeared before me Ann Bailey, member and Craig Ralph Bailey, member of Bailey B.O.Y. LLC., a Utah Limited Liability Company, who being by me duly sworn did say that each is a member of the company, and each did sign this instrument in behalf of the company and by authority of said company.

REA OLSEN
Notary Public • State of Utah
Commission # 660743
COMM, EXP. 11-07-2016

Notary Public

