

Send Tax Notices to:  
Party 1  
202 NW 24th Street  
Battle Ground, WA, 98604

Party 2  
1034 South Main Street  
Springville, UT 84663

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## BOUNDARY LINE AGREEMENT (SURVEY LINE)

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PTE-35129-P

AGREEMENT, made and entered into this day, December 12, 2019, by and between David B. Wright and Natalie Wright, hereinafter referred to as Party of the First Part and Crandall Farms, Inc. a Utah Corporation, hereinafter referred to as Party of the Second Part, for the purpose of fixing and determining the boundary and division line between adjoining parcels of land owned by said parties, which boundary line is uncertain because of discrepancies between the established fence line and/or the record title descriptions.

WHEREAS, David B. Wright and Natalie Wright, Party of the First Part, is in possession of a parcel of land which has been surveyed by a professional land surveyor and filed with the Utah County Surveyor as Survey Map number 19-370. Said survey describes the parcel as follows, to-wit:

See Attached Exhibit "A"

Previous to this agreement the Party of the First Part acquired by deed the parcel(s) of land described in Exhibit "B" herein. Also previous to this agreement the Party of the Second Part acquired by deed the parcel of land described in Exhibit "C" herein, which is located to the South and West of the land of the Party of the First Part.

WHEREAS, the herein described survey line separates the parcels of land and constitutes a division line between the same that has been recognized by the parties hereto as the boundary and division lines between their said parcels of land.

THE PARTIES AGREE THAT the survey line as established herein shall constitute the boundary and division line between the said parcels of land in the possession of the parties hereto. Each of the said parties hereby recognizes and agrees that the other party is the legal owner up to said survey line of the respective parcel of land in such party's possession, and the parties further agree that these stipulations shall apply to and be binding upon them, their heirs, personal representatives and assigns.

Pursuant to the foregoing stipulations and for the value received, the receipt of which is acknowledged, the Party of the First Part, hereby remises, releases and forever quitclaims to the aforesaid Party of the Second Part, any and all right, title, interest, and estate which they may have in and to all lands in the possession of said Party of the Second Part, adjoining and adjacent to said survey lines described herein; and, for value received, the receipt of which is hereby acknowledged, the said Party of the Second Part hereby remises, releases and forever quitclaims to the aforesaid Party of the First Part, any and all right, title, interest, and estate which they may have in and to the land described in the survey description contained herein.

IN WITNESS WHEREOF, the parties have hereunto signed their names to this Agreement the day and year first above written.

PARTY OF THE FIRST PART:

PARTY OF THE SECOND PART:

~~David B. Wright~~

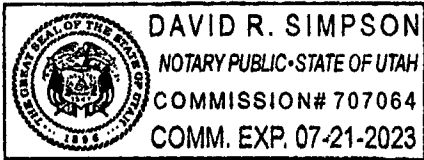
Crandall Farms, Inc., a Utah Corporation

Natalie Wright  
Natalie Wright

Calvin V. Crandall, President

STATE OF UTAH     )  
                                  ) §  
County of Utah     )

On this 18<sup>th</sup> of December, 2019, personally appeared before me ~~David B. Wright~~ and Natalie Wright, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is subscribed to on this instrument, and acknowledged to me that they executed the same.



David R. Simpson  
Notary Public

STATE OF UTAH     )  
                                  ) §  
County of Utah     )

On this: \_\_\_\_\_ day of December, 2019 personally appeared before me Calvin V. Crandall, who being by me duly sworn did say, each for himself, that he is the President of Crandall Farms, Inc. a Utah Corporation, the corporation that executed the foregoing instrument by authority of a resolution of its Board of Directors and the said President acknowledged to me that said corporation executed the same.

\_\_\_\_\_  
Notary Public

IN WITNESS WHEREOF, the parties have hereunto signed their names to this Agreement the day and year first above written.

PARTY OF THE FIRST PART:

PARTY OF THE SECOND PART:

*David B. Wright*  
David B. Wright

Crandall Farms, Inc., a Utah Corporation

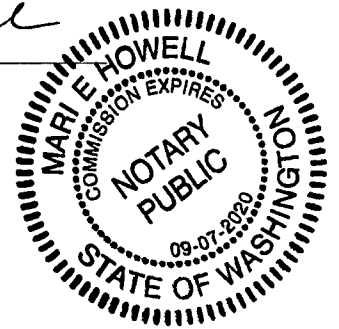
*Calvin V. Crandall, President*  
Calvin V. Crandall, President

~~Natalie Wright~~ *DBW*

STATE OF ~~UTAH~~ *Washington* )  
County of ~~Utah~~ *Crandall* ) *SW*

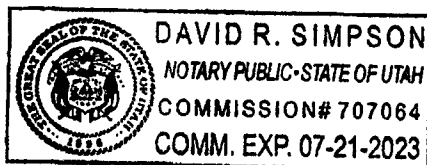
On this 12<sup>th</sup> of December, 2019, personally appeared before me ~~David B. Wright and Natalie Wright~~ *DBW*, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is subscribed to on this instrument, and acknowledged to me that they executed the same.

*Mari E Howell*  
Notary Public



STATE OF UTAH )  
County of Utah )

On this 16<sup>th</sup> day of December, 2019 personally appeared before me Calvin V. Crandall, who being by me duly sworn did say, each for himself, that he is the President of Crandall Farms, Inc. a Utah Corporation, the corporation that executed the foregoing instrument by authority of a resolution of its Board of Directors and the said President acknowledged to me that said corporation executed the same.



*David R. Simpson*  
Notary Public

Pro-Title & Escrow, Inc.  
File No. 35129-P

## EXHIBIT "A"

David Wright Survey Description  
Dated 12/3/2019  
Utah County Survey Map # 19-370

Beginning at a point which lies North  $1^{\circ} 01' 32''$  West 434.19 feet along the Section Line and East 848.70 feet from the West Quarter Corner of Section 4, Township 8 South, Range 3 East, Salt Lake Base and Meridian; and running thence North  $4^{\circ} 00' 58''$  East 484.34 feet partially along a fence to a fence intersection; thence North  $89^{\circ} 58' 06''$  East 396.55 feet along and existing fence and its extension; thence South  $1^{\circ} 01' 40''$  West 2.17 feet; thence South  $88^{\circ} 29' 30''$  East 79.37 feet partially along an existing Boundary Line Agreement (Entry No. 90517:2000); thence South  $13^{\circ} 00' 00''$  East 276.78 feet; thence North  $89^{\circ} 50' 46''$  West 28.62 feet along an existing Boundary Line Agreement (Entry No. 83726:2013) and its extension; thence South  $89^{\circ} 43' 40''$  West 216.75 feet along an existing fence; thence South  $4^{\circ} 08' 58''$  West 205.82 feet along an existing fence; thence South  $88^{\circ} 22' 50''$  West 48.53 feet; thence South 1.82 feet; thence West 263.27 feet to the point of beginning.

**EXHIBIT "B"**  
(Party 1 Historical Description)

Beginning 13.48 chains East and 6.52 chains South of the Northwest Corner of the South half of the Northwest Quarter of Section 4, Township 8 South, Range 3 East, Salt Lake Base and Meridian; Thence South 5 1/4 deg West 7.44 chains; thence South 89 deg East 4.70 chains; thence North 5 1/2 deg East 3.28 chains; thence South 89 deg East 5.38 chains to the West line of the State Road; thence North 9 deg 02' East along the West line of the State Road 0.257 of a chain; thence North 89 deg West 0.620 of a chain; thence North 5 deg 30' East 3.91 chains; thence North 89 deg West 9.51 chains to the place of beginning.

TOGETHER WITH that portion acquired in that certain Boundary Line Agreement recorded August 30, 2013 as Entry No. 83726:2013 in the Utah County Recorder's office.

LESS AND EXCEPTING THEREFROM that portion conveyed in that certain Boundary Line Agreement recorded June 5, 2000 as Entry No. 43863:2000 in the Utah County Recorder's office.

ALSO LESS AND EXCEPTING THEREFROM that portion conveyed in that certain Boundary Line Agreement recorded June 5, 2000 as Entry No. 43874:2000 in the Utah County Recorder's office.

ALSO LESS AND EXCEPTING THEREFROM that portion conveyed in that certain Boundary Line Agreement recorded November 14, 2000 as Entry No. 90517:2000 in the Utah County Recorder's office.

ALSO LESS AND EXCEPTING any portion lying within the bounds of the 50 West Street right-of-way.

ALSO LESS AND EXCEPTING that property described in that certain Warranty Deed recorded November 1, 2004 as Entry No. 123873:2004 in the Utah County Recorder's office, described as follows:

Beginning at a point which is North 917.39 feet and East 1093.0 feet and North 01°13'47" East 80.18 and South 89°41' 17 East 107.11 feet from the West Quarter corner of Section 4, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence South 89°41'17" East 71.00 feet to a fence line; thence South 01°01'40" West along said fence line 79.10 feet to a fence corner; thence South 89°58'06" West 71.00; thence North 01°01'23" East 79.526 feet to the point of beginning.

ALSO LESS AND EXCEPTING that property described in that certain Warranty Deed recorded January 14, 2005 as Entry No. 5011:2005 in the Utah County Recorder's office, described as follows:

Beginning at a point which is North 917.39 feet and East 1093.0 from the West Quarter corner of Section 4, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence North 01°13'47" East 80.18 feet; thence South 89°41'17 East 107.11 feet; thence South 01°01'23" West 79.526 feet; thence South 89°58'06" West 107.41 feet to the point of beginning.

Continued

ALSO LESS AND EXCEPTING that property described in that certain Quit Claim Deed recorded February 23, 2018 as Entry No. 17816:2018 in the Utah County Recorder's office, described as follows:

Beginning at a fence corner which point is North 917.15 feet and East 656.00 feet from the West Quarter corner of Section 4, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence North 05°50'36" East along a fence line 233.35 feet; thence South 89°29'10" East along the extended line of a fence line and along said fence 388.19 feet; thence South 01°03'48" East 148.15 feet; thence South 89°41'17" East 24.05 feet; thence South 01°13'47" West 80.18 feet to a fence line; thence South 89°58'06" West along said fence line 437.00 feet to the point of beginning.

Pro-Title & Escrow, Inc.  
File No. 35129-P

EXHIBIT "C"  
(Party 2 Historical Description)

Commencing at a point 583 feet North of the Southwest corner of the North half of the Southwest quarter of Section 4, Township 8 South, Range 3 East of the Salt Lake Base and Meridian: thence North 552 feet; thence East 550 feet more or less to the west side of ditch; thence North  $5^{\circ}30'$  East 9.45 chains more or less to the Southwest corner of land adjoining on the North; thence East 19.75 chains to the West line of the Spanish Fork Highway; thence South  $13^{\circ}$  East along said highway 26 rods more or less to the Southeast corner of land; thence South  $72\frac{1}{4}^{\circ}$  West 22.50 chains; thence South  $54^{\circ}30'$  West 7.85 chains; thence South  $47^{\circ}$  West 90 feet; thence North  $70^{\circ}$  West 110 feet; thence South  $60^{\circ}$  West 125 feet to the point of beginning. Less that portion conveyed to the State of Utah for a highway right-of-way, and also less that portion conveyed to Edgar Vernon Crandall and Sylvia May Hansen Crandall his wife, as joint tenants, the same being approximately 0.82 of an acre and the lot on which their residence is located.

Also commencing 10.12 chains East and 6.46 chains South of the Northwest corner of the South half of the Northwest Quarter of Section 4, Township 8 South, Range 3 East, of the Salt Lake Base and Meridian: thence South  $5\frac{1}{2}^{\circ}$  West 7.44 chains; thence  $89^{\circ}$  East 3.36 chains; thence North  $5\frac{1}{2}^{\circ}$  East 7.44 chains; thence North  $89^{\circ}$  West 3.36 chains to the beginning. Area 2.50 acres.