



Quitclaim Bill of Sale

Delaware
EP

This quitclaim bill of sale is between WESTERLY PROPERTIES LLC, a(n) ~~Del~~ Limited Liability Company (the "**Buyer**"), of 3232 N 4200 W, Lehi, Utah, 84043 and BRANDON AND KYLENE PACE, an individual (the "**Seller**"), of 3154 N 4200 W, Lehi, Utah, 84043.

The parties agree as follows:

1. SALE OF PROPERTY.

The Seller hereby sells to the Buyer all of its interest in part of parcel 58:005:0069 (the "**Property**"). This bill of sale is intended to pass title to the Property from the Seller to the Buyer as of the Delivery Date (as defined in section 5 below), whether any of the Property is correctly characterized as a fixture as a matter of law.

2. PURCHASE PRICE.

As consideration for the sale of the Property, on the effective date of this bill of sale, the Buyer shall pay to the Seller the purchase price of \$10.00 (the "**Purchase Price**").

3. LIENS.

The Seller sells only the interest it may hold in the Property, and only to the extent that interest is transferable by the Seller. The Property is sold subject to any existing liens.

4. DISCLAIMER.

THE SELLER MAKES NO REPRESENTATION CONCERNING THE PROPERTY OR THE SELLER'S TITLE TO THE PROPERTY. THE BUYER IS ACQUIRING THE PROPERTY BASED SOLELY ON THE BUYER'S OWN INDEPENDENT INVESTIGATIONS AND INSPECTIONS OF THE PROPERTY AND NOT IN RELIANCE ON ANY INFORMATION PROVIDED BY THE SELLER OR THE SELLER'S AGENTS.

5. DELIVERY.

ENT 85271:2020 PG 1 of 8
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Jun 19 3:56 pm FEE 40.00 BY MA
RECORDED FOR WESTERLY PROPERTIES

The Seller shall deliver the Property, and the Buyer shall take possession of the Property, at the Seller's address as listed above, on or before 01/21/2020 (the "**Delivery Date**"). The Buyer, either itself or through a third party, shall appear at the Seller's address during standard business hours on the Delivery Date to remove the Property. If the Buyer does not appear at the Seller's address on the Delivery Date to remove the Property, the risk of loss of the Property passes to the Buyer.

6. NO INDEMNIFICATION.

The Buyer will not indemnify the Seller for any claims made in connection with the sale or use of the Property after the effective date of this bill of sale.

7. CONVEYANCE OF TITLE.

The Seller shall convey title to the Property to the Buyer when the Property is delivered to the Buyer and the Purchase Price has been paid in full. The Seller shall execute all documents presented by the Buyer that are necessary to finalize transfer of title of the Property to the Buyer.

8. EFFECTIVENESS.

This bill of sale will become effective when all parties have signed it. The date this bill of sale is signed by the last party to sign it (as indicated by the date associated with that party's signature) will be deemed the date of this bill of sale.

9. ADDITIONAL TERMS OF SALE.

See attached documents for more specific information regarding new property lines.

[SIGNATURE PAGE FOLLOWS]

Each party is signing this bill of sale on the date stated opposite that party's signature.

Westerly Properties LLC

Date: 6/10/20

By: *Paul W. Hardman*
Name: Paul Hardman Title: President/Owner

Phone No.: 801-376-4765

Date: 6-10-20

By: *Brandon Pace Kyle Pace*
Name: Brandon and Kyle Pace

Phone No.: 801-362-6428

Witnessed By: _____

Date: _____

Name:

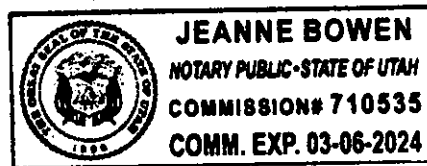
Address:

State of Utah

County of Utah

Sworn to before me on 19 June 2020 by Brandon Pace
and Kylene Pace

Jeanne Bowen
Notary Public



DEED DESCRIPTIONS

Parcel 58:005:0069

Commencing North 89°49' 23" East 1320.71 feet and South 0°09'03" West 301.49 feet from the Southeast Corner of Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian; South 0°09'03" West 433.77 feet; North 89°50' 57" West 527.22 feet; North 0°09'03" East 433.77 feet; South 89°50' 57" East 527.22 feet to the point of beginning.

Parcel 58:005:0076

Commencing North 1332.64 feet and East 4.1 feet and South 89°59'04" East 16.44 feet from the South Quarter Corner of Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian; North 0°10'26" East 1327.73 feet; North 89°48'57" East 1160.78 feet; South 45°59'00" E 199.06 feet; South 0°09'24" West 168.78 feet; North 89°50'57" West 27.33 feet; South 0°09'03" West 433.77 feet; South 89°50'57" East 527.28 feet; South 0°09'24" West 590.98 feet; North 89°59'04" West 322.63 feet; North 17°18'57" West 459.49 feet; South 72°41'03" West 400 feet; South 17°18'57" East 334.66 feet; North 89°59'04" West 563.1 feet to the point of beginning.

REVISED AS-SURVEYED DESCRIPTIONS

Revised Parcel 58:005:0069

A parcel of land situate in the Southeast Quarter of Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the East line of the Northwest Quarter of the Southeast Quarter of Section 35, said point being North 89°49'23" East 1,320.71 feet along the North line of the Southeast Quarter of Section 35 and South 00°09'03" West 301.49 feet along the East line of the Northwest Quarter of the Southeast Quarter of Section 35 from the Center of Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian, and running;

thence South 00°09'03" West 300.77 feet along the East line of the Northwest Quarter of the Southeast Quarter of said Section 35;

thence North 89°50'57" West 407.22 feet;

thence North 00°09'03" East 300.77 feet;

thence South 89°50'57" East 407.22 feet to the point of beginning.

Contains 122,479 square feet or 2.812 acres.

Revised Parcel 58:005:0076

A parcel of land situate in the Southeast Quarter of Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point on the North line of the Southeast Quarter of Section 35, said point being North 89°49'23" East 16.10 feet along said North line from the Center of Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian, and running;

thence North 89°49'23" East 1,096.06 feet along the North line of said Southeast Quarter of Section 35;

thence South 45°59'00" East 289.26 feet to a point on the East line of the Northwest Quarter of the Southeast Quarter of said Section 35;

thence South 00°09'03" West 99.85 feet along the East line of the Northwest Quarter of the Southeast Quarter of said Section 35;

thence North 89°50'57" West 407.22 feet;

thence South 00°09'03" West 300.77 feet;

thence South 89°50'57" East 407.22 feet to a point on the East line of the Northwest Quarter of the Southeast Quarter of said Section 35;

thence South 00°09'03" West 726.68 feet along the East line of the Northwest Quarter of the Southeast Quarter of said Section 35 to the Southeast Corner of the Northwest Quarter of the Southeast Quarter of said Section 35;

thence South 89°53'41" West 321.55 feet along the South line of the Northwest Quarter of the Southeast Quarter of said Section 35;

thence North 17°19'06" West 462.85 feet;

thence South 72°40'54" West 400.00 feet;

thence South 17°19'06" East 338.93 feet to a point on the South line of the Northwest Quarter of the Southeast Quarter of said Section 35;

thence South 89°53'41" West 564.83 feet along the South line of the Northwest Quarter of the Southeast Quarter of said Section 35;

thence North 00°10'26" East 1,327.31 feet to the point of beginning.

Contains 1,429,152 square feet or 32.809 acres.

AREA OF CONVEYANCE

Commencing North 89°49'23" East 791.77 feet along the North line of the Southeast Quarter of Section 35 and South 00°10'37" East 298.47 feet from the Center of Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian, and running;

thence South 89°50'57" East 120.00 feet;

thence South 00°09'03" West 300.77 feet;

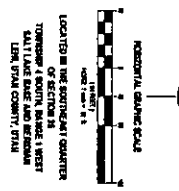
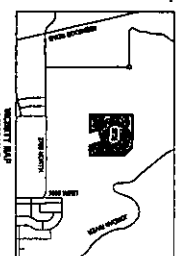
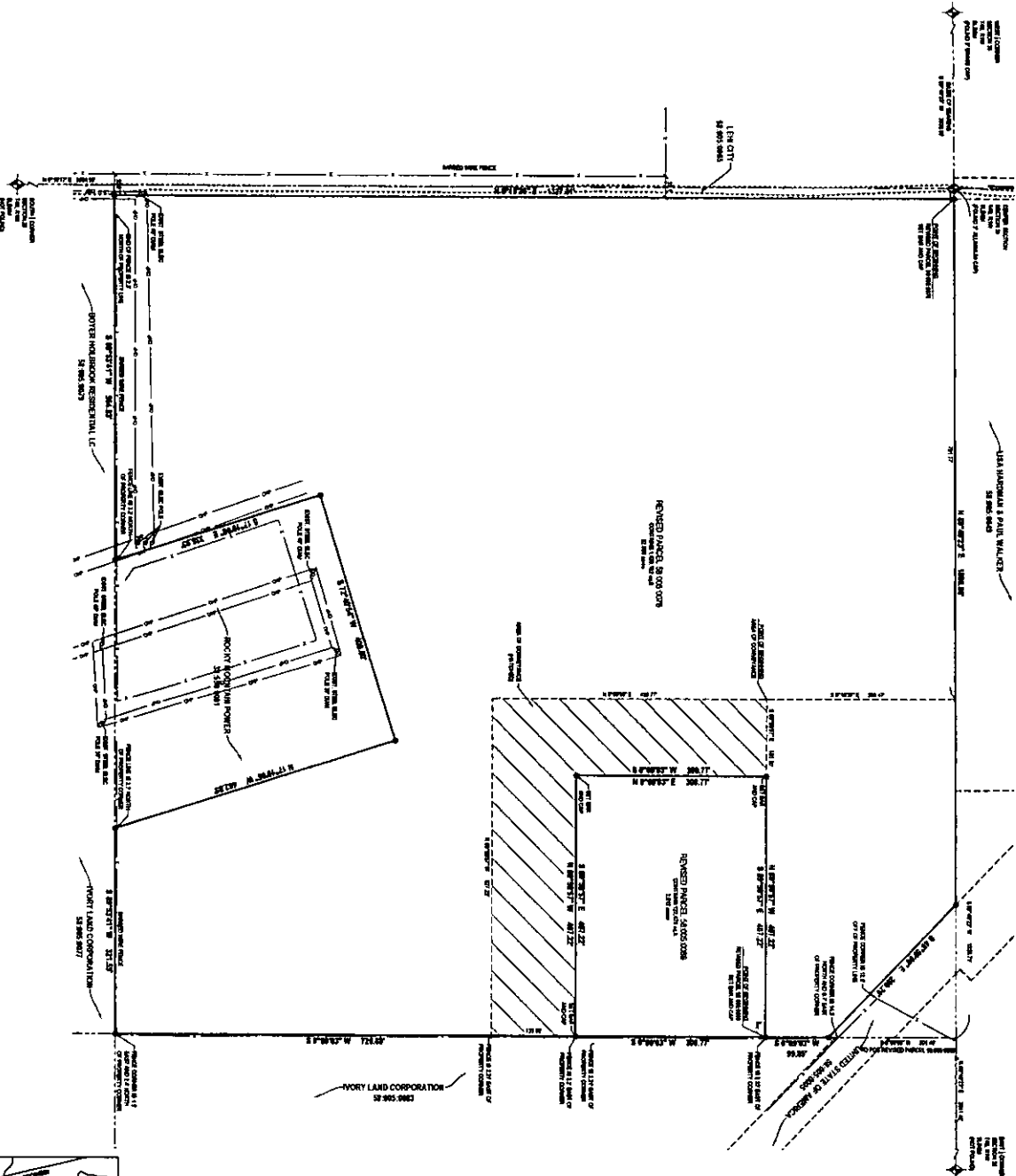
thence South 89°50'57" East 407.22 feet to a point on the East line of the Northwest Quarter of the Southeast Quarter of said Section 35;

thence South 00°09'03" West 133.00 feet along the East line of the Northwest Quarter of the Southeast Quarter of said Section 35;

thence North 89°50'57" West 527.22 feet;

thence North 00°09'03" East 433.77 feet to the point of beginning.

Contains 106,213 square feet or 2.438 acres.



LEGEND

[Symbol]	EXISTING PROPERTY LINE
[Symbol]	PROPOSED PROPERTY LINE
[Symbol]	EXISTING EASEMENT
[Symbol]	PROPOSED EASEMENT
[Symbol]	EXISTING ENCUMBRANCE
[Symbol]	PROPOSED ENCUMBRANCE
[Symbol]	EXISTING RIGHT-OF-WAY
[Symbol]	PROPOSED RIGHT-OF-WAY
[Symbol]	EXISTING ADJACENT PROPERTY
[Symbol]	PROPOSED ADJACENT PROPERTY
[Symbol]	EXISTING WATERWAY
[Symbol]	PROPOSED WATERWAY
[Symbol]	EXISTING ROAD
[Symbol]	PROPOSED ROAD
[Symbol]	EXISTING UTILITY
[Symbol]	PROPOSED UTILITY
[Symbol]	EXISTING SURVEY MONUMENT
[Symbol]	PROPOSED SURVEY MONUMENT
[Symbol]	EXISTING CORNER
[Symbol]	PROPOSED CORNER
[Symbol]	EXISTING BOUNDARY LINE
[Symbol]	PROPOSED BOUNDARY LINE
[Symbol]	EXISTING ADJACENT
[Symbol]	PROPOSED ADJACENT

1/21/20

David L. Walker
Professional Engineer

WARRANTY

I, the undersigned, being a duly Licensed Professional Engineer of the State of Utah, do hereby certify that I am a duly Licensed Professional Engineer of the State of Utah, and that I am the author of the above described plat, and that the same is a true and correct representation of the facts as shown to me by the parties to the same, and that I am not aware of any fraud or other illegality connected with the same.

WARRANTY

I, the undersigned, being a duly Licensed Professional Engineer of the State of Utah, do hereby certify that I am a duly Licensed Professional Engineer of the State of Utah, and that I am the author of the above described plat, and that the same is a true and correct representation of the facts as shown to me by the parties to the same, and that I am not aware of any fraud or other illegality connected with the same.

WARRANTY

I, the undersigned, being a duly Licensed Professional Engineer of the State of Utah, do hereby certify that I am a duly Licensed Professional Engineer of the State of Utah, and that I am the author of the above described plat, and that the same is a true and correct representation of the facts as shown to me by the parties to the same, and that I am not aware of any fraud or other illegality connected with the same.

BOUNDARY SURVEY

DATE: 1/21/20

BY: DAVID L. WALKER

PACE - WESTERLY PROPERTIES

BOUNDARY LINE ADJUSTMENT

3154 NORTH 4200 WEST

LEHI, UTAH

ENSIGN

THE ENGINEER IN DEPENDENCY

DAVID L. WALKER

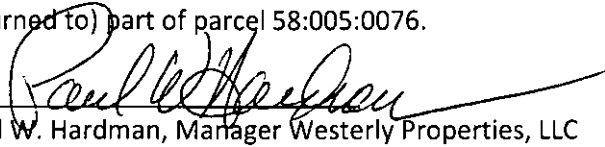
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PROFESSIONAL ENGINEER

STATE OF UTAH

Westerly Properties, LLC would like the new parcel created by this Quit Claim Deed to become (actually returned to) part of parcel 58:005:0076.

X

A handwritten signature in black ink, appearing to read "Paul W. Hardman", written over a horizontal line.

Paul W. Hardman, Manager Westerly Properties, LLC