

RECORDING REQUESTED AND  
WHEN RECORDED, RETURN TO  
AND MAIL TAX NOTICES TO:

Rivers Edge Commercial, LLC  
45 E. Center Street, Suite 103  
North Salt Lake, Utah 84054  
Attention: Nathan W. Pugsley

APNs: 46-992-0005 thru 0007, inclusive  
and 46-992-0010 thru 0014, inclusive

------(SPACE ABOVE THIS LINE FOR RECORDER'S USE)-----

**SPECIAL WARRANTY DEED  
AND QUIT CLAIM**  
(Utah County)

PLUM TREE PROPERTY, LLC, a Delaware limited liability company (“**Grantor**”) hereby CONVEYS AND WARRANTS only as against all claiming by, through, or under it, and not otherwise, to RIVERS EDGE COMMERCIAL, LLC, a Utah limited liability company, with an address of 45 E. Center Street, Suite 103, North Salt Lake, Utah 84054 (“**Grantee**”), for the sum of TEN DOLLARS and other good and valuable consideration, the following described parcel(s) of land in Utah County, State of Utah, with all buildings, structures, improvements and fixtures on the parcel(s) and all water rights and other rights and privileges appurtenant to the parcel(s):

See the legal description set forth in Exhibit "A" attached hereto and incorporated herein by this reference

SUBJECT TO any and all rights of way or easements appearing of record, and also subject to those matters set forth in Exhibit "B" attached hereto and incorporated herein by this reference (the “**Permitted Exceptions**”).

Grantor further quit claims to Grantee any and all interest of Grantor, if any, to the following described parcel(s) of land in Utah County, State of Utah:


See the legal description set forth in Exhibit "C" attached hereto and incorporated herein by this reference


*[Signatures on Following Page]*

WITNESS, the hand of said Grantor, this 10 day of March, 2021.

GRANTOR:

**Plum Tree Property, LLC,**  
a Delaware limited liability company

By:   
Name: Jordan Socatauskas  
Title: Vice President

By:   
Name: Steven A. Russell  
Title: Vice President

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

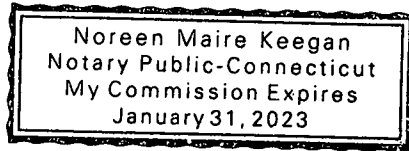
State of ~~California~~ Connecticut )  
County of Fairfield )

On March 10, 2021, before me, Noreen Marie Keegan a Notary Public, personally appeared Jordan Socarowsky, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Noreen Marie Keegan



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of ~~California~~ Connecticut )  
County of Fairfield )

On March 10, 2021, before me, Noreen Marie Keegan a Notary Public, personally appeared Steven A. Russell, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Noreen Marie Keegan

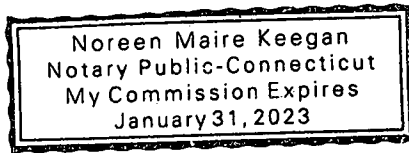


EXHIBIT A TO DEED

Legal Description

Real property in the County of Utah, State of Utah, described as follows:

LOTS 5, 6, 7, 10, 11, 12, 13, 14 THE MIX AT RIVERS EDGE RECORDED SEPTEMBER 18, 2017 AS ENTRY NO. 91060:2017 ACCORDING TO THE OFFICIAL RECORDS THEREOF ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE, UTAH.

## EXHIBIT B TO DEED

## Permitted Exceptions

1. Water rights, claims or title to water.
2. Taxes for the year 2021 now a lien, not yet due. Tax Parcel No. 46-992-0005.
3. Taxes for the year 2021 now a lien, not yet due. Tax Parcel No. 46-992-0006.
4. Taxes for the year 2021 now a lien, not yet due. Tax Parcel No. 46-992-0007.
5. Taxes for the year 2021 now a lien, not yet due. Tax Parcel No. 46-992-0010.
6. Taxes for the year 2021 now a lien, not yet due. Tax Parcel No. 46-992-0011.
7. Taxes for the year 2021 now a lien, not yet due. Tax Parcel No. 46-992-0012.
8. Taxes for the year 2021 now a lien, not yet due. Tax Parcel No. 46-992-0013.
9. Taxes for the year 2021 now a lien, not yet due. Tax Parcel No. 46-992-0014.
10. Any charge upon the Land by reason of its inclusion in Provo City.
11. Easement rights, and the terms and conditions thereof, in favor of The State of Utah Road Commission, for the purpose of construction of an irrigation and drainage facility and appurtenant parts thereof incident to the construction of an expressway known as Project No. 001-6 recorded February 18, 1971 as Entry No. 2108 in Book 1211 at Page 160 of Official Records.
12. The terms and provisions contained in the document entitled "Party Wall and Buffer Strip Agreement" recorded September 04, 1986 as Entry No. 29345 in Book 2336 at Page 246 of Official Records.
13. First Amendment to Party Wall and Buffer Strip Agreement recorded April 03, 1987 as Entry No. 12535 in Book 2400 at Page 664 of Official Records.
14. An easement over, across or through the Land for irrigation and incidental purposes, as granted to Lake Bottom Irrigation Company by Instrument recorded September 04, 1986 as Entry No. 29348 in Book 2336 at Page 255 of Official Records.
15. Any covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions contained within those certain declarations recorded September 04, 1986 as Entry No. 29349 in Book 2336 at Page 258 of Official Records, and any amendments thereto, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenant, condition or restriction violates 42 USC 3604(c).
16. First Amendment to declarations recorded April 03, 1987 as Entry No. 12537 in Book 2400 at Page 674 of Official Records, and re-recorded April 27, 1987 as Entry No. 16005 in Book 2408 at Page 539 of Official Records.
17. Second Amendment to declarations recorded April 11, 1988 as Entry No. 9917 in Book 2501 at Page 907 of Official Records.
18. Agreement (containing easements, covenants and restrictions) recorded May 17, 1991 as Entry No. 18664 in Book 2792 at Page 137 of Official Records.
19. Third Amendment to declarations recorded June 01, 1992 as Entry No. 26586 in Book 2942 at Page 921 of Official Records.

20. Fourth Amendment to declarations recorded October 10, 2002 as Entry No.120021:2002 of Official Records.
21. An easement over, across or through the Land for gas and incidental purposes, as granted to Mountain Fuel Supply Company, a corporation of the State of Utah by Instrument recorded November 17, 1986 as Entry No. 39384 in Book 2358 at Page 108 of Official Records.
22. The terms covenants and provisions contained in the document entitled "Common Area Maintenance Agreement for Plum Tree Shopping Center" recorded April 03, 1987 as Entry No. 12543 in Book 2400 at Page 837 of Official Records.
23. First Amendment of Common Area Maintenance Agreement recorded October 10, 2002 as Entry No. 120021:2002 of Official Records.
24. The terms and provisions contained in the document entitled "Party Wall Agreement" recorded April 03, 1987 as Entry No. 12545 in Book 2400 at Page 883 of Official Records.
25. The terms and provisions contained in the document entitled "Settlement Agreement" recorded October 13, 1988 as Entry No. 31109 in Book 2549 at Page 627 of Official Records.
26. Terms, conditions, provisions, restrictions, assessments, easements and incidental purposes, as set forth in that certain Agreement recorded May 17, 1991 as Entry No. 18664 in Book 2792 at Page 137 of Official Records.
27. Easements, notes and restrictions as shown on subdivision plat of Plat "A" The New Plum Tree recorded January 29, 1998 as Entry No. 8500 in Map No. 7407.
28. Private Utility Maintenance Agreement recorded August 22, 2017 as Entry No. 81888:2017 of Official Records.
29. Easements, notes and restrictions as shown on The Mix at Rivers Edge subdivision plat recorded September 18, 2017 as Entry No. 91060:2017 as Map Filing No. 15708 in Book 46 of Plats at Page 992.
30. The effects of the certain Quit Claim Deed recorded February 1, 2019 as Entry No. 8764:2019 of Official Records.
31. Controlled Access as set forth in that certain Quit Claim Deed recorded February 1, 2019 as Entry No. 8764:2019 of Official Records.
32. Development Agreement for the Mix recorded June 02, 2020 as Entry No. 75169:2020 of Official Records.
33. Notice of Adoption of The Mix Community Reinvestment Project Area Plan recorded July 21, 2020 as Entry No. 104575:2020 of Official Records.
34. Vehicular access is limited to openings permitted by the Utah State Department of Transportation in accordance with Section 41-6a-714, Utah Code Annotated, as amended 2005.
35. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records.
36. Terms, conditions and provisions contained within Improvement Agreement for Wastewater Services at The Mix recorded October 28, 2020 as Entry No. 169363:2020 of Official Records.
37. A deed of trust by Rivers Edge Commercial, LLC, a Utah limited liability company, as Trustor for the benefit of Bank of Utah, as Lender, recorded concurrently herewith.

## EXHIBIT C TO DEED

## Legal Description of the Streets

LEGAL DESCRIPTION

A PORTION OF THE SOUTH HALF OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, LOCATED IN PROVO, UTAH, ALSO SHOWN AS ALL OF THE INTERIOR ROADS AS CONTAINED IN "THE MIX AT RIVERS EDGE SUBDIVISION PLAT" AS ON FILE AT THE UTAH COUNTY RECORDER'S OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

## AREA 1:

BEGINNING AT A POINT LOCATED N00°00'00"E 2381.16 FEET AND N90°00'00"W 887.78 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE S00°00'00"E 554.28 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 84.50 FOOT RADIUS CURVE TO THE LEFT 69.10 FEET, THROUGH THE CENTRAL ANGLE OF 46°51'12" (CHORD BEARS: S23°25'36"E 67.19 FEET); THENCE S46°51'12"E 109.46 FEET; THENCE S53°02'31"E 83.49 FEET; THENCE S46°03'48"E 507.83 FEET; THENCE EASTERLY ALONG THE ARC OF A 96.83 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 45.11 FEET, THROUGH THE CENTRAL ANGLE OF 26°41'27", AND A RADIAL BEARING OF N27°39'46"E (CHORD BEARS: S75°40'58"E 44.70 FEET); THENCE N90°00'00"E 528.80 FEET; THENCE N45°00'00"E 14.14 FEET; THENCE N00°00'00"E 332.18 FEET; THENCE N45°00'00"W 16.26 FEET; THENCE N90°00'00"W 139.38 FEET; THENCE S45°00'00"W 14.14 FEET; THENCE N86°48'24"W 79.62 FEET; THENCE N45°00'00"W 7.87 FEET; THENCE N90°00'00"W 213.77 FEET; THENCE WESTERLY ALONG THE ARC OF A 137.50 FOOT RADIUS CURVE TO THE RIGHT 38.19 FEET, THROUGH THE CENTRAL ANGLE OF 15°54'56" (CHORD BEARS: N82°02'32"W 38.07 FEET); THENCE N74°05'04"W 39.55 FEET; THENCE N52°49'01"W 34.42 FEET; THENCE N46°51'13"W 262.26 FEET; THENCE N39°00'36"W 83.78 FEET; THENCE N46°51'12"W 183.41 FEET; THENCE WESTERLY ALONG THE ARC OF A 94.00 FOOT RADIUS CURVE TO THE LEFT 70.79 FEET, THROUGH THE CENTRAL ANGLE OF 43°08'48" (CHORD BEARS: N68°25'36"W 69.13 FEET); THENCE N90°00'00"W 116.04 FEET; THENCE N00°00'00"E 55.00 FEET; THENCE N90°00'00"E 116.04 FEET; THENCE EASTERLY ALONG THE ARC OF A 145.44 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT 109.25 FEET, THROUGH THE CENTRAL ANGLE OF 43°02'18", AND A RADIAL BEARING OF S00°29'05"E (CHORD BEARS: S68°57'56"E 106.70 FEET); THENCE S47°10'48"E 22.01 FEET; THENCE S35°09'50"E 14.81 FEET; THENCE S46°51'12"E 425.85 FEET; THENCE S35°32'36"E 10.20 FEET; THENCE S46°51'12"E 65.83 FEET; THENCE EASTERLY ALONG THE ARC OF A 82.50 FOOT RADIUS CURVE TO THE LEFT 62.13 FEET, THROUGH THE CENTRAL ANGLE OF 43°08'48" (CHORD BEARS: S68°25'36"E 60.67 FEET); THENCE N90°00'00"E 448.21 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 66.50 FOOT RADIUS CURVE TO THE RIGHT 104.46 FEET, THROUGH THE CENTRAL ANGLE OF 90°00'00" (CHORD BEARS: S45°00'00"E 94.05 FEET); THENCE S00°00'00"E 364.92 FEET; THENCE S45°00'00"W 55.53



FEET; THENCE S01°51'12"E 9.65 FEET; THENCE S88°09'59"W 158.90 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT 38.19 FEET, THROUGH THE CENTRAL ANGLE OF 87°32'02" (CHORD BEARS: S44°23'37"W 34.59 FEET); THENCE S00°37'56"W 90.59 FEET; THENCE SOUTHERLY ALONG THE ARC OF A 25.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 19.07 FEET, THROUGH THE CENTRAL ANGLE OF 43°42'10", AND A RADIAL BEARING OF S89°22'55"E (CHORD BEARS: S21°14'00"E 18.61 FEET); THENCE WESTERLY ALONG THE ARC OF A 517.47 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 78.32 FEET, THROUGH THE CENTRAL ANGLE OF 08°40'18", AND A RADIAL BEARING OF S07°15'38"E (CHORD BEARS: S78°24'13"W 78.24 FEET); THENCE N00°00'00"E 153.11 FEET; THENCE N45°00'00"W 24.04 FEET; THENCE N90°00'00"W 300.32 FEET; THENCE N77°50'14"W 56.56 FEET; THENCE N45°54'36"W 56.39 FEET; THENCE N47°46'48"W 94.17 FEET; THENCE N46°51'12"W 75.00 FEET; THENCE N43°49'45"W 47.27 FEET; THENCE N46°50'01"W 235.56 FEET; THENCE S43°09'59"W 146.54 FEET; THENCE N49°34'53"W 6.99 FEET; THENCE N43°25'49"E 12.20 FEET; THENCE N47°13'37"W 98.27 FEET; THENCE S42°46'23"W 16.88 FEET; THENCE N49°59'34"W 2.72 FEET; THENCE N43°02'26"E 146.12 FEET; THENCE N01°57'34"W 10.19 FEET; THENCE N46°51'12"W 121.45 FEET; THENCE N43°11'38"E 12.61 FEET; THENCE NORTHERLY ALONG THE ARC OF A 121.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT 77.65 FEET, THROUGH THE CENTRAL ANGLE OF 36°37'00", AND A RADIAL BEARING OF N53°43'00"E (CHORD BEARS: N17°58'30"W 76.33 FEET); THENCE N00°20'00"E 501.70 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 25.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 40.20 FEET, THROUGH THE CENTRAL ANGLE OF 92°06'45", AND A RADIAL BEARING OF N89°40'36"W (CHORD BEARS: N45°43'58"W 36.01 FEET); THENCE S88°13'15"W 94.27 FEET; THENCE N42°58'56"E 8.79 FEET; THENCE N87°43'45"E 5.63 FEET; THENCE N01°46'45"W 18.71 FEET; THENCE N88°13'15"E 152.06 FEET TO THE POINT OF BEGINNING.

AREA: 234851 SQUARE FEET OR 5.391 ACRES.

AREA 2:

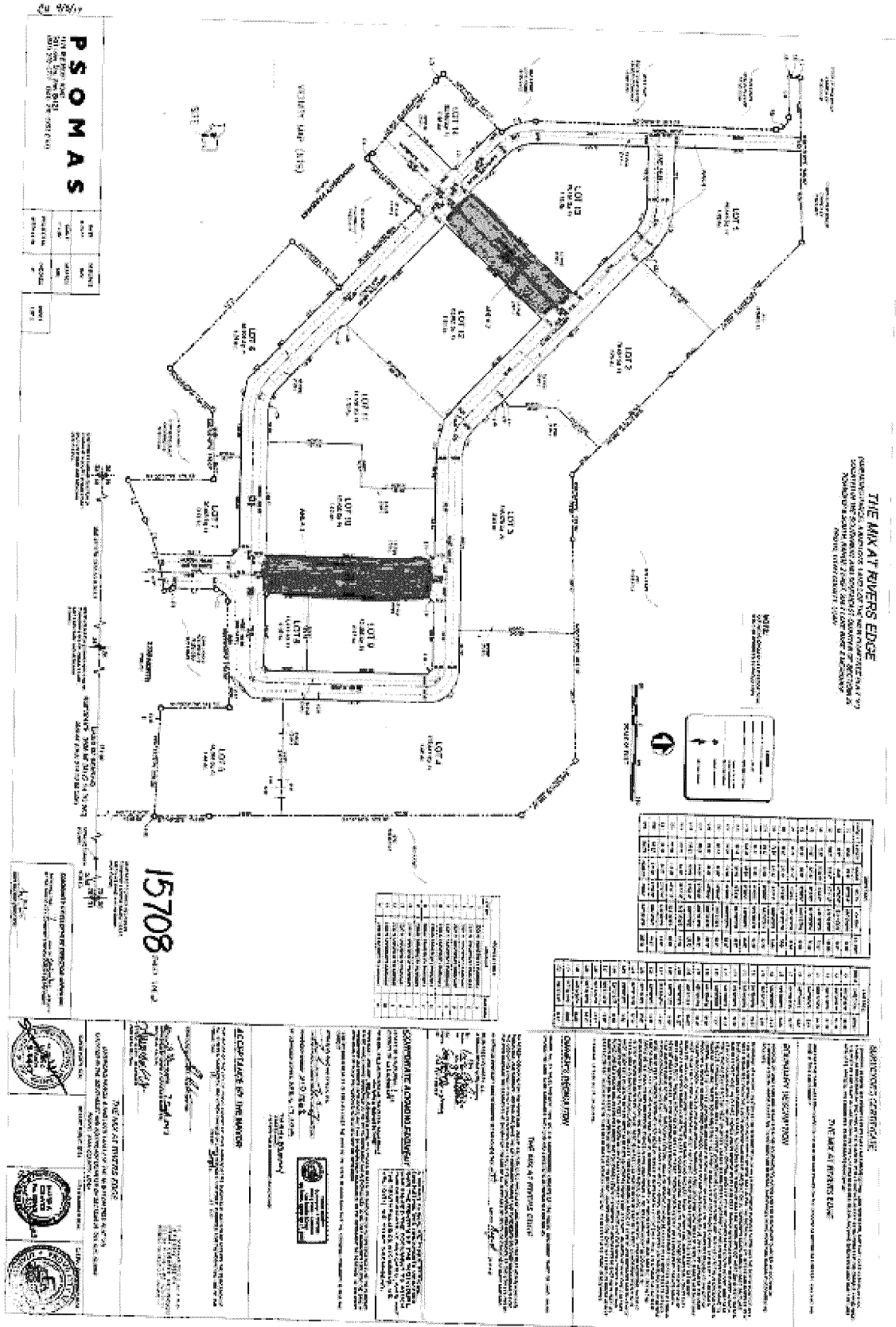
BEGINNING AT A POINT LOCATED N00°00'00"E 1911.82 FEET AND N90°00'00"W 573.65 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE N39°00'36"W 83.78 FEET; THENCE S43°08'48"W 303.51 FEET; THENCE S53°02'31"E 83.49 FEET; THENCE N43°08'48"E 283.08 FEET TO THE POINT OF BEGINNING.

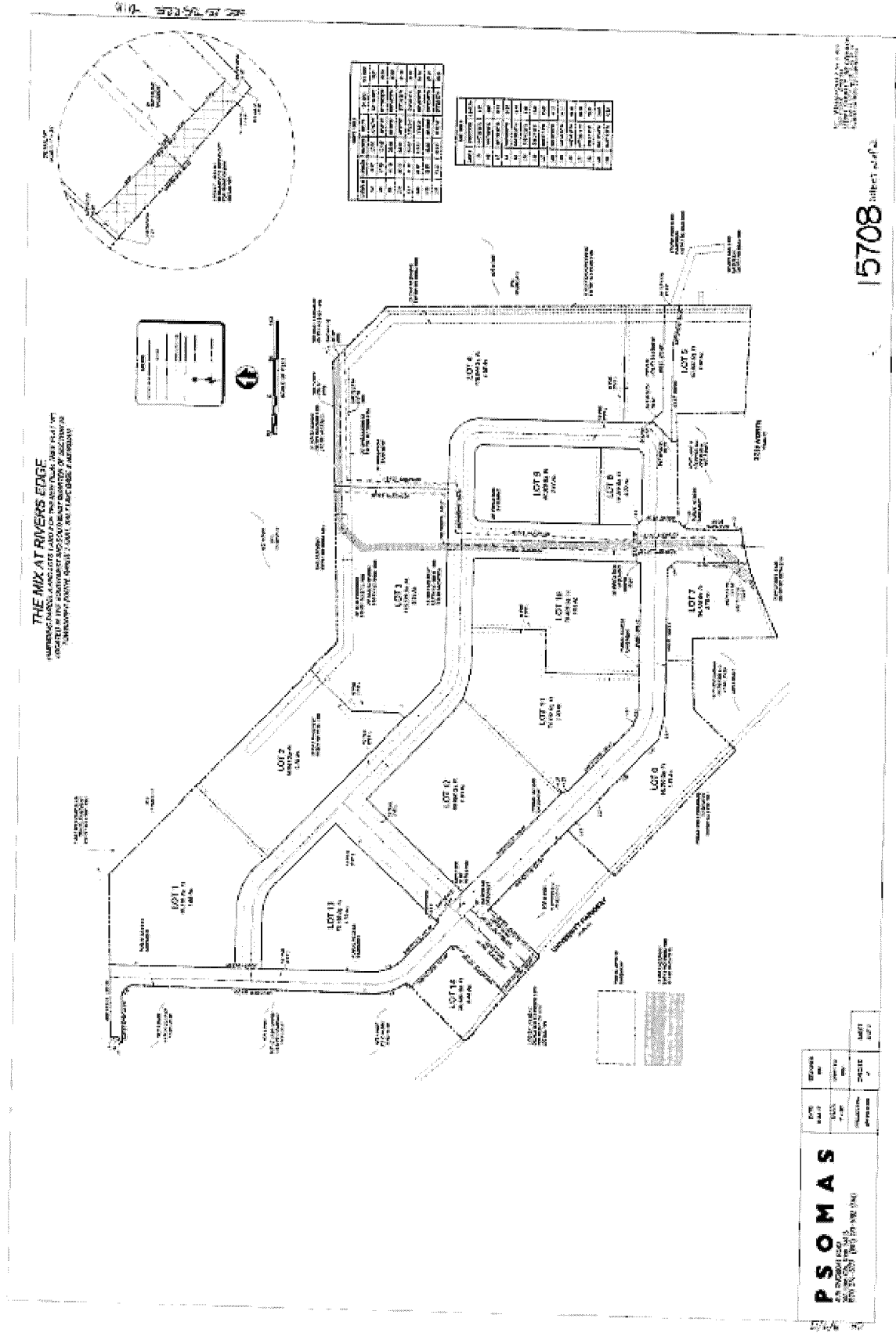
AREA: 24343 SQUARE FEET OR 0.559 ACRES.

AREA 3:

BEGINNING AT A POINT LOCATED N00°00'00"E 1276.76 FEET AND N90°00'00"W 7.07 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE N00°00'00"W 348.12 FEET; THENCE S86°48'24"E 79.62 FEET; THENCE S00°00'00"E 333.68 FEET; THENCE S45°00'00"E 14.14 FEET; THENCE N90°00'00"W 89.50 FEET TO THE POINT OF BEGINNING.

AREA: 27549 SQUARE FEET OR 0.632 ACRES.





The Mix at River's Edge

**WHEN RECORDED, MAIL TO:**

Nathan W. Pugsley  
Brighton Homes Utah LLC  
45 E. Center Street, Suite 103  
North Salt Lake, Utah, 84054

**BOUNDARY LINE AGREEMENT AND MUTUAL QUITCLAIM DEED**

This BOUNDARY LINE AGREEMENT AND MUTUAL QUITCLAIM DEED (this "Agreement") is made and entered into this 12 day of March, 2021, entered into by and between **RIVERS EDGE COMMERCIAL, LLC**, a Utah limited liability company (the "**RE Commercial**"), **RIVERS EDGE APARTMENTS, LLC**, a Utah limited liability company (the "**RE Apartments**"), **RIVERS EDGE CONDOS, LLC**, a Utah limited liability company (the "**RE Condos**") and **RIVERS EDGE INVESTMENTS, INC.**, a Utah corporation (the "**RE Investments**") and collectively with RE Commercial, RE Apartments and RE Condos "**Owners**") for the purpose of adjusting the boundary and division line between adjoining parcels of real property owned by Owners.

**RECITALS**

WHEREAS, Owners owns certain parcels of real property located in Provo City, Utah County, Utah;

WHEREAS, RE Commercial is the owner of the real property legally described on Exhibit "A" attached hereto and incorporated herein by this reference;

WHEREAS, RE Apartments is the owner of the real property legally described on Exhibit "B" attached hereto and incorporated herein by this reference;

WHEREAS, RE Condos is the owner of the real property legally described on Exhibit "C" attached hereto and incorporated herein by this reference;

WHEREAS, RE Investments is the owner of the real property legally described on Exhibit "D" attached hereto and incorporated herein by this reference;

WHEREAS, Owners have discussed the mutual advantages to be derived through the relocation of their common boundary line and are interested in establishing written evidence of their agreement;

WHEREAS, Owners have reviewed and approved a revised description of their respective boundaries which have been prepared in accordance with the terms of this Agreement regarding the identification, alteration, or correction of their common boundary lines;

WHEREAS, by entering into this Agreement, Owners do not intend to create any new lot, dwelling unit, or remnant parcel. Owners also do not intend that this Agreement be construed to result in violation of any currently applicable zoning requirements or land use ordinances.

AGREEMENT

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Owners hereby agree as follows:

1. RE Investments, RE Condos and RE Apartments hereby QUITCLAIM and CONVEY to RE Commercial the real property legally described on Exhibit "E".

2. RE Investments, RE Condos and RE Commercial hereby QUITCLAIM and CONVEY to RE Apartments the real property legally described on Exhibit "F".

3. RE Commercial, RE Investments and RE Apartments hereby QUITCLAIM and CONVEY to RE Condos the real property legally described on Exhibit "G".

4. RE Commercial, RE Condos and RE Apartments hereby QUITCLAIM and CONVEY to RE Investments the real property legally described on Exhibit "H".

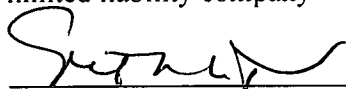
5. The terms of this Agreement shall run with the land and shall be binding upon all parties claiming by, through or under the Owners including, but not limited to, their purchasers, successors, assigns and lenders.

6. The terms of this Agreement represent the final and complete understanding of the Owners with respect to the issues described herein. Said terms incorporate and supersede all prior verbal and written representations, discussions and understandings between the Owners.

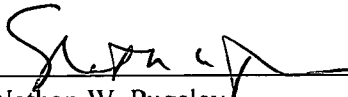
7. In the event of a default in the terms of this agreement or a disagreement as to the interpretation or implementation of said terms, the party alleging a default shall be entitled to bring an action in an appropriate court and shall be further entitled to recover, in addition to all other relief sought, reasonable attorney's fees and court costs.

IN WITNESS WHEREOF, the Owners have executed this agreement this 12 day of March, 2021.

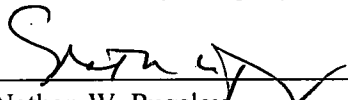
**RIVERS EDGE COMMERCIAL, LLC,**  
a Utah limited liability company

By:   
Name: Nathan W. Pugsley  
Title: Manager

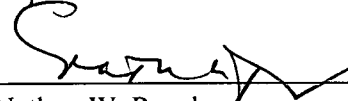
**RIVERS EDGE APARTMENTS, LLC,**  
a Utah limited liability company

By:   
Name: Nathan W. Pugsley  
Title: Manager

**RIVERS EDGE CONDOS, LLC,**  
a Utah limited liability company

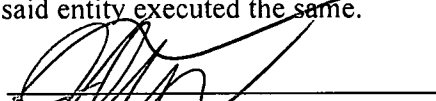
By:   
Name: Nathan W. Pugsley  
Title: Manager

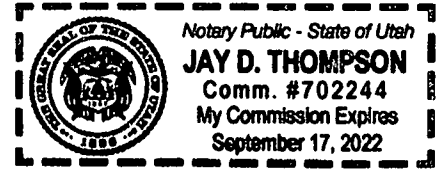
**RIVERS EDGE INVESTMENTS, INC.,**  
a Utah corporation

By:   
Name: Nathan W. Pugsley  
Title: Manager

STATE OF Utah )  
 ) ss  
COUNTY OF Salt Lake )

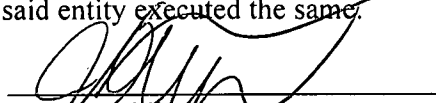
On this 12 day of March, 2021, personally appeared before me, Nathan W. Pugsley, who being by me duly sworn did say that he is the Manager of RIVERS EDGE COMMERCIAL, LLC, a Utah limited liability company, and that the foregoing instrument was signed in behalf of said entity, and he acknowledged to me that said entity executed the same.

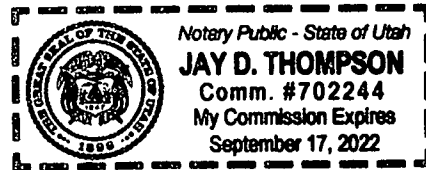
  
\_\_\_\_\_  
Notary Public



STATE OF Utah )  
 ) ss  
COUNTY OF Salt Lake )

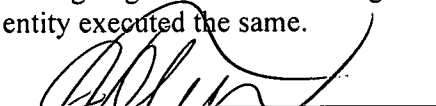
On this 12 day of March, 2021, personally appeared before me, Nathan W. Pugsley, who being by me duly sworn did say that he is the Manager of RIVERS EDGE APARTMENTS, LLC, a Utah limited liability company, and that the foregoing instrument was signed in behalf of said entity, and he acknowledged to me that said entity executed the same.

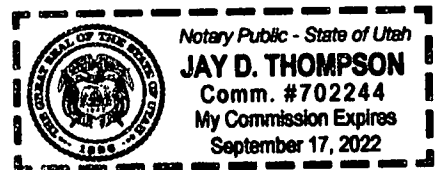
  
\_\_\_\_\_  
Notary Public



STATE OF Utah )  
 ) ss  
COUNTY OF Salt Lake )

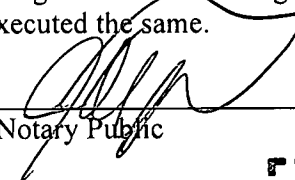
On this 12 day of March, 2021, personally appeared before me, Nathan W. Pugsley, who being by me duly sworn did say that he is the Manager of RIVERS EDGE CONDOS, LLC, a Utah limited liability company, and that the foregoing instrument was signed in behalf of said entity, and he acknowledged to me that said entity executed the same.

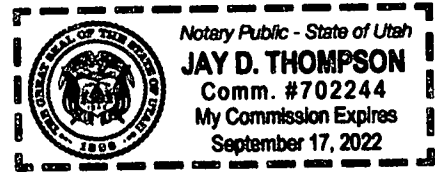
  
\_\_\_\_\_  
Notary Public



STATE OF Utah )  
 ) ss  
COUNTY OF Salt Lake )

On this 12 day of March, 2021, personally appeared before me, Nathan W. Pugsley, who being by me duly sworn did say that he is the President of RIVERS EDGE INVESTMENTS, INC., a Utah corporation, and that the foregoing instrument was signed in behalf of said entity, and he acknowledged to me that said entity executed the same.

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





**EXHIBIT "A"**Legal Description of Property Originally Owned by Rivers Edge Commercial, LLC

A PORTION OF THE SOUTH HALF OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, LOCATED IN PROVO, UTAH, ALSO SHOWN AS ALL OF THE INTERIOR ROADS AS CONTAINED IN "THE MIX AT RIVERS EDGE SUBDIVISION PLAT" AS ON FILE AT THE UTAH COUNTY RECORDER'S OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**AREA 1:**

BEGINNING AT A POINT LOCATED N00°00'00"E 2381.16 FEET AND N90°00'00"W 887.78 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE S00°00'00"E 554.28 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 84.50 FOOT RADIUS CURVE TO THE LEFT 69.10 FEET, THROUGH THE CENTRAL ANGLE OF 46°51'12" (CHORD BEARS: S23°25'36"E 67.19 FEET); THENCE S46°51'12"E 109.46 FEET; THENCE S53°02'31"E 83.49 FEET; THENCE S46°03'48"E 507.83 FEET; THENCE EASTERLY ALONG THE ARC OF A 96.83 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 45.11 FEET, THROUGH THE CENTRAL ANGLE OF 26°41'27", AND A RADIAL BEARING OF N27°39'46"E (CHORD BEARS: S75°40'58"E 44.70 FEET); THENCE N90°00'00"E 528.80 FEET; THENCE N45°00'00"E 14.14 FEET; THENCE N00°00'00"E 332.18 FEET; THENCE N45°00'00"W 16.26 FEET; THENCE N90°00'00"W 139.38 FEET; THENCE S45°00'00"W 14.14 FEET; THENCE N86°48'24"W 79.62 FEET; THENCE N45°00'00"W 7.87 FEET; THENCE N90°00'00"W 213.77 FEET; THENCE WESTERLY ALONG THE ARC OF A 137.50 FOOT RADIUS CURVE TO THE RIGHT 38.19 FEET, THROUGH THE CENTRAL ANGLE OF 15°54'56" (CHORD BEARS: N82°02'32"W 38.07 FEET); THENCE N74°05'04"W 39.55 FEET; THENCE N52°49'01"W 34.42 FEET; THENCE N46°51'13"W 262.26 FEET; THENCE N39°00'36"W 83.78 FEET; THENCE N46°51'12"W 183.41 FEET; THENCE WESTERLY ALONG THE ARC OF A 94.00 FOOT RADIUS CURVE TO THE LEFT 70.79 FEET, THROUGH THE CENTRAL ANGLE OF 43°08'48" (CHORD BEARS: N68°25'36"W 69.13 FEET); THENCE N90°00'00"W 116.04 FEET; THENCE N00°00'00"E 55.00 FEET; THENCE N90°00'00"E 116.04 FEET; THENCE EASTERLY ALONG THE ARC OF A 145.44 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT 109.25 FEET, THROUGH THE CENTRAL ANGLE OF 43°02'18", AND A RADIAL BEARING OF S00°29'05"E (CHORD BEARS: S68°57'56"E 106.70 FEET); THENCE S47°10'48"E 22.01 FEET; THENCE S35°09'50"E 14.81 FEET; THENCE S46°51'12"E 425.85 FEET; THENCE S35°32'36"E 10.20 FEET; THENCE S46°51'12"E 65.83 FEET; THENCE EASTERLY ALONG THE ARC OF A 82.50 FOOT RADIUS CURVE TO THE LEFT 62.13 FEET, THROUGH THE CENTRAL ANGLE OF 43°08'48" (CHORD BEARS: S68°25'36"E 60.67 FEET); THENCE N90°00'00"E 448.21 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 66.50 FOOT RADIUS CURVE TO THE RIGHT 104.46 FEET, THROUGH THE CENTRAL ANGLE OF 90°00'00" (CHORD BEARS:

S45°00'00"E 94.05 FEET); THENCE S00°00'00"E 364.92 FEET; THENCE S45°00'00"W 55.53 FEET; THENCE S01°51'12"E 9.65 FEET; THENCE S88°09'59"W 158.90 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT 38.19 FEET, THROUGH THE CENTRAL ANGLE OF 87°32'02" (CHORD BEARS: S44°23'37"W 34.59 FEET); THENCE S00°37'56"W 90.59 FEET; THENCE SOUTHERLY ALONG THE ARC OF A 25.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 19.07 FEET, THROUGH THE CENTRAL ANGLE OF 43°42'10", AND A RADIAL BEARING OF S89°22'55"E (CHORD BEARS: S21°14'00"E 18.61 FEET); THENCE WESTERLY ALONG THE ARC OF A 517.47 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 78.32 FEET, THROUGH THE CENTRAL ANGLE OF 08°40'18", AND A RADIAL BEARING OF S07°15'38"E (CHORD BEARS: S78°24'13"W 78.24 FEET); THENCE N00°00'00"E 153.11 FEET; THENCE N45°00'00"W 24.04 FEET; THENCE N90°00'00"W 300.32 FEET; THENCE N77°50'14"W 56.56 FEET; THENCE N45°54'36"W 56.39 FEET; THENCE N47°46'48"W 94.17 FEET; THENCE N46°51'12"W 75.00 FEET; THENCE N43°49'45"W 47.27 FEET; THENCE N46°50'01"W 235.56 FEET; THENCE S43°09'59"W 146.54 FEET; THENCE N49°34'53"W 6.99 FEET; THENCE N43°25'49"E 12.20 FEET; THENCE N47°13'37"W 98.27 FEET; THENCE S42°46'23"W 16.88 FEET; THENCE N49°59'34"W 2.72 FEET; THENCE N43°02'26"E 146.12 FEET; THENCE N01°57'34"W 10.19 FEET; THENCE N46°51'12"W 121.45 FEET; THENCE N43°11'38"E 12.61 FEET; THENCE NORTHERLY ALONG THE ARC OF A 121.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT 77.65 FEET, THROUGH THE CENTRAL ANGLE OF 36°37'00", AND A RADIAL BEARING OF N53°43'00"E (CHORD BEARS: N17°58'30"W 76.33 FEET); THENCE N00°20'00"E 501.70 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 25.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 40.20 FEET, THROUGH THE CENTRAL ANGLE OF 92°06'45", AND A RADIAL BEARING OF N89°40'36"W (CHORD BEARS: N45°43'58"W 36.01 FEET); THENCE S88°13'15"W 94.27 FEET; THENCE N42°58'56"E 8.79 FEET; THENCE N87°43'45"E 5.63 FEET; THENCE N01°46'45"W 18.71 FEET; THENCE N88°13'15"E 152.06 FEET TO THE POINT OF BEGINNING.

AREA: 234851 SQUARE FEET OR 5.391 ACRES.

**AREA 2:**

BEGINNING AT A POINT LOCATED N00°00'00"E 1911.82 FEET AND N90°00'00"W 573.65 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE N39°00'36"W 83.78 FEET; THENCE S43°08'48"W 303.51 FEET; THENCE S53°02'31"E 83.49 FEET; THENCE N43°08'48"E 283.08 FEET TO THE POINT OF BEGINNING.

AREA: 24343 SQUARE FEET OR 0.559 ACRES.

**AREA 3:**

BEGINNING AT A POINT LOCATED N00°00'00"E 1276.76 FEET AND N90°00'00"W 7.07 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE N00°00'00"W 348.12 FEET; THENCE S86°48'24"E 79.62 FEET; THENCE S00°00'00"E 333.68 FEET; THENCE S45°00'00"E 14.14 FEET; THENCE N90°00'00"W 89.50 FEET TO THE POINT OF BEGINNING.

AREA: 27549 SQUARE FEET OR 0.632 ACRES.

LOT 5, THE MIX AT RIVERS EDGE SUB AREA 1.435 AC.

LOT 6, THE MIX AT RIVERS EDGE SUB AREA 1.294 AC.

LOT 7, THE MIX AT RIVERS EDGE SUB AREA 0.791 AC.

LOT 10, THE MIX AT RIVERS EDGE SUB AREA 1.615 AC.

LOT 11, THE MIX AT RIVERS EDGE SUB AREA 1.700 AC.

LOT 12, THE MIX AT RIVERS EDGE SUB AREA 1.927 AC.

LOT 13, THE MIX AT RIVERS EDGE SUB AREA 1.748 AC.

LOT 14, THE MIX AT RIVERS EDGE SUB AREA 0.463 AC.

**EXHIBIT "B"**

Legal Description of Property Originally Owned by Rivers Edge Apartments, LLC

**LOT 1, THE MIX AT RIVERS EDGE SUB AREA 1.985 AC.**

**LOT 2, THE MIX AT RIVERS EDGE SUB AREA 1.759 AC.**

**LOT 3, THE MIX AT RIVERS EDGE SUB AREA 2.533 AC.**

**EXHIBIT "C"**

Legal Description of Property Originally Owned by Rivers Edge Condos, LLC

**LOT 8, THE MIX AT RIVERS EDGE SUB AREA 0.329 AC.**

**LOT 9, THE MIX AT RIVERS EDGE SUB AREA 0.972 AC.**

**EXHIBIT "D"**

Legal Description of Property Originally Owned by Rivers Edge Investments, Inc.

**LOT 4, THE MIX AT RIVERS EDGE SUB AREA 4.057 AC.**

**EXHIBIT "E"**Legal Description of Property Owned by Rivers Edge Commercial, LLC  
After Boundary Line Adjustment**Lot 5 Remainder**

Beginning at a point on the south line of The Mix at Rivers Edge, recorded September 18, 2017 as Entry No. 91060:2017 in the office of the Utah County Recorder, said point also being 571.36 feet North 88°26'46" East, along the section line, and 1039.60 feet North 01°33'14" West from the South Quarter Corner of Section 25, Township 6 South, Range 2 East, Salt Lake Base and Meridian and running, thence, along the boundary of said The Mix at Rivers Edge, the following two (2) courses: (1) North 87°33'25" West 228.28 feet, (2) North 01°50'01" West 142.70 feet; thence North 88°09'59" East 32.21 feet; thence North 53°50'53" East 75.05 feet; thence northeasterly 42.06 feet along the arc of a 52.50 foot radius curve to the left, through a central angle of 45°54'08", (chord bears North 30°53'49" East 40.94 feet); thence North 12.47 feet; thence East 111.49 feet to the east line of said The Mix at Rivers Edge, thence, along said east line, the following two (2) courses: (1) South 01°37'34" East 130.69 feet, (2) South 01°48'35" East 114.68 feet to the Point of Beginning.

**LOT 6, 7, 10, 11, 12, 13, 14 THE MIX AT RIVERS EDGE RECORDED SEPTEMBER 18, 2017 AS ENTRY NO. 91060:2017 ACCORDING TO THE OFFICAL RECORDS THEREOF ON FILE AND OF RECORD IN THE UTAH COUNTY RECORDER'S OFFICE, Utah.**

**Roadway 1**

Beginning at a point on the north line of The Mix at Rivers Edge, recorded September 18, 2017 as Entry No. 91060:2017 in the office of the Utah County Recorder, said point also being 101.00 feet North 88°26'46" East, along the section line, and 1065.05 feet North 01°33'14" West from the South Quarter Corner of Section 25, Township 6 South, Range 2 East, Salt Lake Base and Meridian and running, thence along the boundary of said The Mix at Rivers Edge, westerly 78.32 feet along the arc of a 517.47 foot radius curve to the left, through a central angle of 8°40'18", (chord bears South 78°24'13" West 78.24 feet); thence North 153.11 feet; thence North 45°00'00" West 24.04 feet; thence West 300.33 feet; thence North 77°50'14" West 56.56 feet; thence North 45°54'36" West 56.39 feet; thence North 47°46'48" West 94.17 feet; thence North 46°51'12" West 75.00 feet; thence North 43°49'45" West 47.27 feet to the boundary of said The Mix at Rivers Edge; thence, along said boundary, the following three (3) courses: (1) North 46°50'01" West 235.56 feet, (2) South 43°09'59" West 146.54 feet, (3) northwesterly 6.99 feet along the arc of a 11539.16 foot radius curve to the left, through a central angle of 0°02'05", (chord bears North 49°34'53" West 6.99 feet) to the area dedicated to Provo City for Right of Way, as shown on said The Mix at Rivers Edge; thence, along said Provo City Right of Way, the following three (3) courses: (1) North 43°25'49" East 12.20 feet, (2) North 47°13'37" West 98.27 feet, (3) South 42°46'23" West 16.88 feet to the boundary of said The Mix at Rivers Edge; thence, along said boundary, the following twelve (12) courses: (1) North 49°59'34" West 2.72 feet, (2) North 43°02'26" East 146.12 feet, (3) North 01°57'34" West 10.19 feet, (4) North

46°51'12" West 121.45 feet, (5) North 43°11'38" East 12.61 feet, (6) northerly 77.65 feet along the arc of a 121.50 foot radius curve to the right, through a central angle of 36°37'03", (chord bears North 17°58'29" West 76.34 feet), (7) North 00°20'00" East 501.70 feet, (8) northwesterly 40.19 feet along the arc of a 25.00 foot radius curve to the left, through a central angle of 92°05'34", (chord bears North 45°43'23" West 36.00 feet), (9) South 88°13'15" West 94.28 feet, (10) North 42°58'56" East 8.79 feet, (11) North 87°43'45" East 5.63 feet, (12) North 01°46'45" West 9.69 feet to an existing fence line; thence along said existing fence line the following two courses: (1) South 89°41'42" East 118.30 feet, (2) North 89°56'12" East 33.42 feet; thence South 539.94 feet; thence southeasterly 69.10 feet along the arc of a 84.50 foot radius curve to the left, through a central angle of 46°51'12", (chord bears South 23°25'36" East 67.19 feet); thence South 46°51'12" East 109.46 feet; thence South 53°02'31" East 83.49 feet; thence South 46°51'12" East 296.49 feet; thence South 16°40'30" East 5.98 feet; thence South 24°21'12" East 10.44 feet; thence South 46°51'12" East 196.47 feet; thence South 66°57'14" East 10.91 feet; thence easterly 34.19 feet along the arc of a 85.00 foot radius curve to the left, through a central angle of 23°02'46", (chord bears South 78°28'37" East 33.96 feet); thence East 726.95 feet; thence southerly 30.97 feet along the arc of a 52.50 foot radius curve to the right, through a central angle of 33°47'49", (chord bears South 36°56'58" West 30.52 feet); thence South 53°50'53" West 75.05 feet; thence South 88°09'59" West 252.10 feet to the said boundary of The Mix at Rivers Edge; thence, along said boundary, the following three (3) courses: (1) southwesterly 38.20 feet along the arc of a 25.00 foot radius curve to the left, through a central angle of 87°32'44", (chord bears South 44°23'58" West 34.59 feet), (2) South 00°37'56" West 90.59 feet, (3) southerly 19.07 feet along the arc of a 25.00 foot radius curve to the left, through a central angle of 43°42'10", (chord bears South 21°14'00" East 18.61 feet) to the Point of Beginning.

## Roadway 2

Beginning at a point on the north line of The Mix at Rivers Edge, recorded September 18, 2017 as Entry No. 91060:2017 in the office of the Utah County Recorder, said point also being 117.03 feet North 88°26'46" East, along the section line, and 1274.07 feet North 01°33'14" West from the South Quarter Corner of Section 25, Township 6 South, Range 2 East, Salt Lake Base and Meridian and running, thence West 89.50 feet; thence North 348.12 feet; thence North 45°00'00" West 7.87 feet; thence West 213.77 feet; thence northwesterly 38.19 feet along the arc of a 137.50 foot radius curve to the right, through a central angle of 15°54'56", (chord bears North 82°02'32" West 38.07 feet); thence North 74°05'04" West 39.55 feet; thence North 52°49'01" West 34.42 feet; thence North 46°51'12" West 262.26 feet; thence South 43°08'48" West 283.08 feet; thence North 53°02'31" West 83.49 feet; thence North 43°08'48" East 303.51 feet; thence North 46°51'12" West 183.41 feet; thence northwesterly 70.79 feet along the arc of a 94.00 foot radius curve to the left, through a central angle of 43°08'48", (chord bears North 68°25'36" West 69.13 feet); thence West 116.04 feet; thence North 55.00 feet; thence East 116.04 feet; thence southeasterly 109.25 feet along the arc of a 145.44 foot radius curve to the right, through a central angle of 43°02'18", (chord bears South 68°57'56" East 106.70 feet); thence South 47°10'48" East 22.01 feet; thence South 35°09'50" East 14.81 feet; thence South 46°51'12" East 425.85 feet; thence South 35°32'36" East 10.20 feet; thence South 46°51'12" East 65.83 feet; thence southeasterly 62.13 feet along the arc of a 82.50 foot radius curve to the left, through a



central angle of 43°08'48", (chord bears South 68°25'36" East 60.67 feet); thence East 298.83 feet; thence South 398.68 feet; thence South 45°00'00" East 14.14 feet to the Point of Beginning. Basis of Bearing being North 88°26'46" East along the section line from the South Quarter Corner to a witness corner marking the Southeast Corner of Section 25, Township 6 South, Range 2 East, Salt Lake Base and Meridian.

**PARCEL 2:**

NON-EXCLUSIVE RECIPROCAL RIGHTS PRIVILEGES AND EASEMENTS OVER, UPON AND ACROSS THE COMMON AREAS OF EVERY OTHER PHASE OR PAD IN THE SHOPPING CENTER AND UPON AND ACROSS ALL PARKING, ACCESS AND DRIVEWAY PORTIONS OF THE COMMON AREAS, FOR VEHICULAR ACCESS, PARKING AND DELIVERY AS CREATED BY DECLARATION OF EASEMENT, COVENANTS, RESTRICTIONS RECORDED SEPTEMBER 04, 1986, AS ENTRY NO. 29349, IN BOOK 2336, PAGE 258, FURTHER AMENDED ON APRIL 03, 1987, AS ENTRY NO. 12537, IN BOOK 2400, PAGE 674 AND RE-RECORDED ON APRIL 27, 1987 AS ENTRY NO. 16005, IN BOOK 2408, PAGE 539, FURTHER AMENDED ON APRIL 11, 1988 AS ENTRY NO. 9917, IN BOOK 2501, PAGE 907, FURTHER AMENDED ON MAY 17, 1991 AS ENTRY NO. 18664, IN BOOK 2792, PAGE 137, FURTHER AMENDED ON JUNE 1, 1992, AS ENTRY NO. 26586, IN BOOK 2942, PAGE 921, FURTHER AMENDED ON OCTOBER 10, 2002, AS ENTRY NO. 120021:2002, ALL OF OFFICIAL RECORDS.

**PARCEL 3:**

NON-EXCLUSIVE WATER LINE EASEMENT, STORM DRAIN LINE EASEMENT AND INLET EASEMENT AS CREATED AND DESCRIBED BY EASEMENT GRANT RECORDED ON MARCH 07, 1990, AS ENTRY NO. 6923, IN BOOK 2670, PAGE 791 OF OFFICIAL RECORDS.

**EXHIBIT "F"**Legal Description of Property Owned by Rivers Edge Apartments, LLC  
After Boundary Line Adjustment**Remainder Lot 1**

Beginning at a point on the southwest corner of Lot 1 of The Mix at Rivers Edge, recorded September 18, 2017 as Entry No. 91060:2017 in the office of the Utah County Recorder, said point also being 829.09 feet South 88°25'15" West, along the section line, and 2141.33 feet North 01°34'45" West from the South Quarter Corner of Section 25, Township 6 South, Range 2 East, Salt Lake Base and Meridian and running, thence along the west line of said Lot 1, North 249.54 feet to an existing fence line; thence along said fence line the following two (2) courses: (1) North 89°43'36" East 50.34 feet, (2) North 88°24'51" East 158.36 feet to the east line of said Lot 1; thence, along the boundary of said Lot 1 the following six (6) courses: (1) South 46°55'06" East 241.61 feet, (2) South 43°08'48" West 211.75 feet, (3) North 35°09'50" West 14.81 feet, (4) North 47°10'48" West 22.01 feet, (5) northwesterly 109.25 feet along the arc of a 145.44 foot radius curve to the left, through a central angle of 43°02'18", (chord bears North 68°57'56" West 106.70 feet), (6) West 116.04 feet to the Point of Beginning.

Contains 83,448 Sq. Ft. (1.92 Ac.)

Basis of Bearing being North 88°26'46" East along the section line from the South Quarter Corner to a witness corner marking the Southeast Corner of Section 25, Township 6 South, Range 2 East, Salt Lake Base and Meridian.

**LOT 2, THE MIX AT RIVERS EDGE RECORDED SEPTEMBER 18, 2017 AS ENTRY NO. 91060:2017 ACCORDING TO THE OFFICAL RECORDS THEREOF ON FILE AND OF RECORD IN TEH UTAH COUNTY RECORDER'S OFFICE, Utah.**

**Lot 3 Remainder**

Beginning at a point on the north line of The Mix at Rivers Edge, recorded September 18, 2017 as Entry No. 91060:2017 in the office of the Utah County Recorder, said point also being 60.18 feet North 88°26'46" East, along the section line, and 1920.51 feet North 01°33'14" West from the South Quarter Corner of Section 25, Township 6 South, Range 2 East, Salt Lake Base and Meridian and running, thence South 228.82 feet; thence southerly 7.29 feet along the arc of a 22.16 foot radius curve to the left, through a central angle of 18°51'03", (chord bears South 09°25'31" West 7.26 feet); thence West 233.28 feet; thence northwesterly 62.13 feet along the arc of a 82.50 foot radius curve to the right, through a central angle of 43°08'48", (chord bears North 68°25'36" West 60.67 feet); thence North 46°51'12" West 65.83 feet; thence North 35°32'36" West 10.20 feet; thence North 46°51'12" West 12.50 feet; thence North 43°08'48" East 17.34 feet; thence North 98.65 feet; thence North 42°21'04" East 121.72 feet to the said north line of The Mix at Rivers Edge; thence, along said north line, the following three (3) courses: (1)

South 46°37'20" East 79.63 feet, (2) North 88°39'57" East 135.96 feet, (3) North 88°12'26" East 66.35 feet to the Point of Beginning. Basis of Bearing being North 88°26'46" East along the section line from the South Quarter Corner to a witness corner marking the Southeast Corner of Section 25, Township 6 South, Range 2 East, Salt Lake Base and Meridian.

**PARCEL 2:**

NON-EXCLUSIVE RECIPROCAL RIGHTS PRIVILEGES AND EASEMENTS OVER, UPON AND ACROSS THE COMMON AREAS OF EVERY OTHER PHASE OR PAD IN THE SHOPPING CENTER AND UPON AND ACROSS ALL PARKING, ACCESS AND DRIVEWAY PORTIONS OF THE COMMON AREAS, FOR VEHICULAR ACCESS, PARKING AND DELIVERY AS CREATED BY DECLARATION OF EASEMENT, COVENANTS, RESTRICTIONS RECORDED SEPTEMBER 04, 1986, AS ENTRY NO. 29349, IN BOOK 2336, PAGE 258, FURTHER AMENDED ON APRIL 03, 1987, AS ENTRY NO. 12537, IN BOOK 2400, PAGE 674 AND RE-RECORDED ON APRIL 27, 1987 AS ENTRY NO. 16005, IN BOOK 2408, PAGE 539, FURTHER AMENDED ON APRIL 11, 1988 AS ENTRY NO. 9917, IN BOOK 2501, PAGE 907, FURTHER AMENDED ON MAY 17, 1991 AS ENTRY NO. 18664, IN BOOK 2792, PAGE 137, FURTHER AMENDED ON JUNE 1, 1992, AS ENTRY NO. 26586, IN BOOK 2942, PAGE 921, FURTHER AMENDED ON OCTOBER 10, 2002, AS ENTRY NO. 120021:2002, ALL OF OFFICIAL RECORDS.

**PARCEL 3:**

NON-EXCLUSIVE WATER LINE EASEMENT, STORM DRAIN LINE EASEMENT AND INLET EASEMENT AS CREATED AND DESCRIBED BY EASEMENT GRANT RECORDED ON MARCH 07, 1990, AS ENTRY NO. 6923, IN BOOK 2670, PAGE 791 OF OFFICIAL RECORDS.

**EXHIBIT "G"**Legal Description of Property Owned by Rivers Edge Condos, LLC  
After Boundary Line Adjustment**Tract 1:**

Beginning at a point on the north line of The Mix at Rivers Edge, recorded September 18, 2017 as Entry No. 91060:2017 in the office of the Utah County Recorder, said point also being 60.18 feet North 88°26'46" East, along the section line, and 1920.51 feet North 01°33'14" West from the South Quarter Corner of Section 25, Township 6 South, Range 2 East, Salt Lake Base and Meridian and running, thence along the boundary of said The Mix at Rivers Edge, North 88°12'26" East 131.10 feet; thence South 185.67 feet; thence East 79.14 feet; thence southeasterly 52.50 feet along the arc of a 53.74 foot radius curve to the right, through a central angle of 55°58'36", (chord bears South 53°34'29" East 50.44 feet); thence southeasterly 7.05 feet along the arc of a 10.00 foot radius curve to the left, through a central angle of 40°23'27", (chord bears South 45°17'06" East 6.90 feet); thence South 428.29 feet; thence West 181.31 feet; thence North 45°00'00" West 14.14 feet; thence North 398.68 feet; thence West 65.55 feet; thence northerly 7.29 feet along the arc of a 22.16 foot radius curve to the left, through a central angle of 18°51'03", (chord bears North 09°25'31" East 7.26 feet); thence North 228.82 feet to the Point of Beginning.

Basis of Bearing being North 88°26'46" East along the section line from the South Quarter Corner to a witness corner marking the Southeast Corner of Section 25, Township 6 South, Range 2 East, Salt Lake Base and Meridian.

**PARCEL 2:**

NON-EXCLUSIVE RECIPROCAL RIGHTS PRIVILEGES AND EASEMENTS OVER, UPON AND ACROSS THE COMMON AREAS OF EVERY OTHER PHASE OR PAD IN THE SHOPPING CENTER AND UPON AND ACROSS ALL PARKING, ACCESS AND DRIVEWAY PORTIONS OF THE COMMON AREAS, FOR VEHICULAR ACCESS, PARKING AND DELIVERY AS CREATED BY DECLARATION OF EASEMENT, COVENANTS, RESTRICTIONS RECORDED SEPTEMBER 04, 1986, AS ENTRY NO. 29349, IN BOOK 2336, PAGE 258, FURTHER AMENDED ON APRIL 03, 1987, AS ENTRY NO. 12537, IN BOOK 2400, PAGE 674 AND RE-RECORDED ON APRIL 27, 1987 AS ENTRY NO. 16005, IN BOOK 2408, PAGE 539, FURTHER AMENDED ON APRIL 11, 1988 AS ENTRY NO. 9917, IN BOOK 2501, PAGE 907, FURTHER AMENDED ON MAY 17, 1991 AS ENTRY NO. 18664, IN BOOK 2792, PAGE 137, FURTHER AMENDED ON JUNE 1, 1992, AS ENTRY NO. 26586, IN BOOK 2942, PAGE 921, FURTHER AMENDED ON OCTOBER 10, 2002, AS ENTRY NO. 120021:2002, ALL OF OFFICIAL RECORDS.

**PARCEL 3:**

NON-EXCLUSIVE WATER LINE EASEMENT, STORM DRAIN LINE EASEMENT AND INLET EASEMENT AS CREATED AND DESCRIBED BY EASEMENT GRANT RECORDED ON MARCH 07, 1990, AS ENTRY NO. 6923, IN BOOK 2670, PAGE 791 OF OFFICIAL RECORDS.

**EXHIBIT "H"****Legal Description of Property Owned by Rivers Edge Investments, Inc.  
After Boundary Line Adjustment****Tract 2:**

Beginning at a point on the north line of The Mix at Rivers Edge, recorded September 18, 2017 as Entry No. 91060:2017 in the office of the Utah County Recorder, said point also being 191.28 feet North 88°26'46" East, along the section line, and 1921.06 feet North 01°33'14" West from the South Quarter Corner of Section 25, Township 6 South, Range 2 East, Salt Lake Base and Meridian and running, thence along the boundary of said The Mix at Rivers Edge, the following three (3) courses: (1) North 88°12'26" East 263.74 feet, (2) South 46°40'41" East 162.29 feet, (3) South 01°37'34" East 168.03 feet; thence West 123.87 feet; thence South 84.57 feet; thence southwesterly 7.85 feet along the arc of a 5.00 foot radius curve to the right, through a central angle of 90°00'00", (chord bears South 45°00'00" West 7.07 feet); thence West 132.95 feet; thence North 140.15 feet; thence northwesterly 7.05 feet along the arc of a 10.00 foot radius curve to the right, through a central angle of 40°23'27", (chord bears North 45°17'06" West 6.90 feet); thence northwesterly 52.50 feet along the arc of a 53.74 foot radius curve to the left, through a central angle of 55°58'36", (chord bears North 53°34'29" West 50.44 feet); thence West 79.14 feet; thence North 185.67 feet to the Point of Beginning.

**Tract 3:**

Beginning at a point on the east line of The Mix at Rivers Edge, recorded September 18, 2017 as Entry No. 91060:2017 in the office of the Utah County Recorder, said point also being 570.23 feet North 88°26'46" East, along the section line, and 1639.62 feet North 01°33'14" West from the South Quarter Corner of Section 25, Township 6 South, Range 2 East, Salt Lake Base and Meridian and running thence, along said east line, South 01°37'34" East 354.64 feet; thence West 111.49 feet; thence South 12.47 feet; thence southerly 11.09 feet along the arc of a 52.50 foot radius curve to the left, through a central angle of 12°06'19", (chord bears South 13°59'54" West 11.07 feet); thence West 157.72 feet; thence North 288.14 feet; thence East 132.95 feet; thence northeasterly 7.85 feet along the arc of a 5.00 foot radius curve to the left, through a central angle of 90°00'00" (chord bears North 45°00'00" East 7.07 feet); thence North 84.57 feet; thence East 123.87 feet to the Point of Beginning. Basis of Bearing being North 88°26'46" East along the section line from the South Quarter Corner to a witness corner marking the Southeast Corner of Section 25, Township 6 South, Range 2 East, Salt Lake Base and Meridian.

**PARCEL 2:**

NON-EXCLUSIVE RECIPROCAL RIGHTS PRIVILEGES AND EASEMENTS OVER, UPON AND ACROSS THE COMMON AREAS OF EVERY OTHER PHASE OR PAD IN THE SHOPPING CENTER AND UPON AND ACROSS ALL PARKING, ACCESS AND DRIVEWAY PORTIONS OF THE COMMON AREAS, FOR VEHICULAR ACCESS, PARKING AND DELIVERY AS CREATED BY DECLARATION OF EASEMENT,

COVENANTS, RESTRICTIONS RECORDED SEPTEMBER 04, 1986, AS ENTRY NO. 29349, IN BOOK 2336, PAGE 258, FURTHER AMENDED ON APRIL 03, 1987, AS ENTRY NO. 12537, IN BOOK 2400, PAGE 674 AND RE-RECORDED ON APRIL 27, 1987 AS ENTRY NO. 16005, IN BOOK 2408, PAGE 539, FURTHER AMENDED ON APRIL 11, 1988 AS ENTRY NO. 9917, IN BOOK 2501, PAGE 907, FURTHER AMENDED ON MAY 17, 1991 AS ENTRY NO. 18664, IN BOOK 2792, PAGE 137, FURTHER AMENDED ON JUNE 1, 1992, AS ENTRY NO. 26586, IN BOOK 2942, PAGE 921, FURTHER AMENDED ON OCTOBER 10, 2002, AS ENTRY NO. 120021:2002, ALL OF OFFICIAL RECORDS.

**PARCEL 3:**

NON-EXCLUSIVE WATER LINE EASEMENT, STORM DRAIN LINE EASEMENT AND INLET EASEMENT AS CREATED AND DESCRIBED BY EASEMENT GRANT RECORDED ON MARCH 07, 1990, AS ENTRY NO. 6923, IN BOOK 2670, PAGE 791 OF OFFICIAL RECORDS.



ENT 103329:2022 PG 1 of 2  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2022 Sep 23 1:02 pm FEE 0.00 BY IP  
RECORDED FOR PROVO CITY CORPORATION

WHEN RECORDED, RETURN TO:  
Rivers Edge Commercial, LLC  
45 E. Center Street, Suite 103  
North Salt Lake, Utah 84054

**QUIT CLAIM DEED  
[CORPORATE FORM]**

**PROVO CITY CORPORATION**, a municipal corporation, with its principal office at 455 West Center Street, Provo, County of Utah, State of Utah, 84601, Grantor, hereby quit claims to **RIVERS EDGE COMMERCIAL, LLC**, a Utah Limited Liability Company, with its principal office at 45 E. Center Street, Suite 103, North Salt Lake, Utah 84054, Grantee, for the sum of Ten dollars and other good and valuable consideration, the following parcel of land, situated in the County of Utah, State of Utah, and more particularly described as follows:


See Exhibit "A"


IN WITNESS WHEREOF, the Grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 22 day of SEPTEMBER 2022.

Attest:

Provo City Corporation

By:

  
Heidi Pepinos, City Recorder DEPUTY  
LILLIAN MANTON


  
Wayne Parker  
Chief Administrative Officer

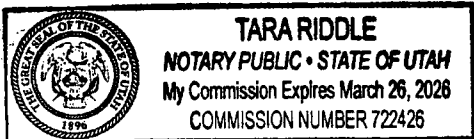
[CORPORATE SEAL]

STATE OF UTAH )  
                          : SS.  
COUNTY OF UTAH)



On the 22<sup>nd</sup> day of September, A.D. 2022, personally appeared before me Wayne Parker, who being by me duly sworn did say that he is the Chief Administrative Officer of Provo City Corporation, a Municipal Corporation, and that he executed the within instrument on behalf of said corporation by authority of a resolution of City Council and duly acknowledged to me that said corporation/city council executed the same.

  
TARA RIDDLE  
NOTARY PUBLIC





**EXHIBIT "A"****LEGAL DESCRIPTION****Parcel 46:992:0019**

PART PUBLIC STREET, THE MIX AT RIVERS EDGE SUB DESCRIBED AS FOLLOWS;; COM N 0 DEG 14' 32" W 1643.14 FT & S 89 DEG 45' 28" W 707.49 FT FR S 1/4 COR. SEC. 25, T6S, R2E, SLB&M.; N 53 DEG 2' 31" W 83.49 FT; N 43 DEG 8' 49" E 303.57 FT; S 39 DEG 0' 45" E 83.78 FT; S 43 DEG 8' 47" W 283.14 FT TO BEG. AREA 0.559 AC.

**Parcel 46:992:0018**

PART PUBLIC STREET, THE MIX AT RIVERS EDGE SUB DESCRIBED AS FOLLOWS;; COM N 0 DEG 14' 32" W 1439.51 FT & S 89 DEG 45' 28" W 491.98 FT FR S 1/4 COR. SEC. 25, T6S, R2E, SLB&M.; S 16 DEG 40' 43" E 5.98 FT; S 24 DEG 21' 16" E 3.32 FT; N 46 DEG 3' 48" W 304.73 FT; N 22 DEG 59' 56" E .08 FT; S 46 DEG 51' 12" E 296.49 FT TO BEG. AREA 0.015 AC.