



ENT 19143:2016 PG 1 of 2  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2016 Mar 07 3:44 pm FEE 0.00 BY VN  
RECORDED FOR SPRINGVILLE CITY CORPORATIO

# WARRANTY DEED

**LPH CHECKER, LC** a Utah limited liability company organized and existing under the laws of the State of Utah, with its principal office at Salem, of County of Utah, State of Utah, grantor,

hereby CONVEY AND WARRANT to

**SPRINGVILLE CITY, a Utah Municipal Corporation,** grantees,

of 110 S. Main Street, Springville, Utah 84663

for the sum of Ten Dollars and other good and valuable consideration, the following described tract of land in Utah County, State of Utah.

See Exhibit "A" attached hereto for legal description.

Subject to easements and restrictions of record.

In witness whereof, the grantor has caused its name to be hereunto affixed by its duly authorized officers this 23 day of February, A.D. 2016.

**LPH CHECKER, LC**

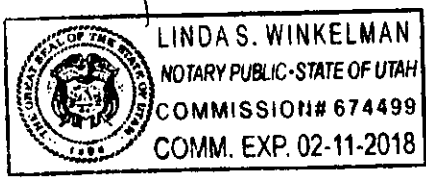
By: CLIFFORD B. HALES, manager

STATE OF UTAH     )  
                                  ) ss.  
County of UTAH     )

On the 23 day of February, A.D. 2016, personally appeared before me CLIFFORD B. HALES, who being by me duly sworn did say, for himself, that he the said CLIFFORD B. HALES, is a **duly authorized manager**, of **LPH CHECKER, LC**, and known to me to be the member or designated agent of the liability company that executed the deed and acknowledged the deed to be the free and voluntary act and deed of the liability company by authority of statute, its articles of organization or its operating agreement for the uses and purposes therein mentioned and on oath stated that he is authorized to execute this deed and in fact executed the deed of behalf of the liability company.

Notary Public Linda S. Winkelman

My commission expires: 2-11-18  
Residing in: Provo, UT.



Provo Abstract Company, Inc. has prepared this document as a courtesy only. The company disclaims any responsibility to and liability for the effects of, or any inaccuracies found, herein and thereafter.

**COURTESY RECORDING**  
This document is being recorded solely as a courtesy for the parties named herein. PROVO ABSTRACT COMPANY, INC. hereby disclaims any responsibility or liability for inaccuracies thereof.

## EXHIBIT "A"

## CENTER STREET AND 2000 WEST ROADWAY DEDICATION

A PORTION OF THE NORTHWEST ONE QUARTER OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, LOCATED IN SPRINGVILLE, UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THAT REAL PROPERTY DESCRIBED AT ENTRY NO. 18419:2015 IN THE OFFICIAL RECORDS OF UTAH COUNTY, SAID POINT BEING LOCATED NORTH 2952.52 FEET AND EAST 1550.44 FEET FROM THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING: NORTH 0 DEG. 21' 29" WEST BETWEEN THE SOUTHWEST CORNER AND THE WEST ONE QUARTER CORNER OF SECTION 31); THENCE NORTH 1 DEG. 33' 41" EAST ALONG THE WEST LINE OF SAID REAL PROPERTY 6.25 FEET; THENCE SOUTH 89 DEG. 35' 42" EAST 630.37 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 23.57 FEET THROUGH A CENTRAL ANGLE OF 90 DEG. 00' 54" (CHORD: NORTH 45 DEG. 23' 50" EAST 21.22 FEET); THENCE NORTH 0 DEG. 23' 23" EAST 382.15 FEET TO THE NORTH LINE OF THAT REAL PROPERTY DESCRIBED AT ENTRY NO. 18419:2015 IN THE OFFICIAL RECORDS OF UTAH COUNTY; THENCE ALONG SAID REAL PROPERTY THE FOLLOWING THREE (3) COURSES: SOUTH 89 DEG. 36' 09" EAST 6.65 FEET; THENCE SOUTH 0 DEG. 23' 23" WEST 403.40 FEET; THENCE NORTH 89 DEG. 35' 42" WEST 652.14 FEET TO THE POINT OF BEGINNING.

WHEN RECORDED RETURN TO:  
Springville City  
110 South Main Street  
Springville, Utah 84663

ENT 61073:2015 PG 1 of 3  
Jeffery Smith  
Utah County Recorder  
2015 Jul 09 02:03 PM FEE 14.00 BY CLS  
RECORDED FOR Title West - Spanish Fork  
ELECTRONICALLY RECORDED

**SPECIAL WARRANTY DEED**

THIS INSTRUMENT is executed as of the 8<sup>th</sup> day of July, 2015, by the BOARD OF EDUCATION OF NEBO SCHOOL DISTRICT, a body corporate and politic of the State of Utah ("Grantor"), whose address is 350 South Main Street, Spanish Fork, Utah, 84660; in favor of SPRINGVILLE CITY, a Utah municipal corporation ("Grantee"), whose address is 110 South Main Street, Springville, Utah, 84663.

FOR THE SUM OF TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, Grantor hereby conveys and warrants to Grantee against all who claim by, through or under Grantor, but not otherwise, certain real property located in the State of Utah, County of Utah, described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO**

GRANTOR has executed this instrument in favor of Grantee on the date set forth below, to be effective as of the date first set forth above.

**GRANTOR:**

**BOARD OF EDUCATION OF NEBO SCHOOL DISTRICT, a body corporate and politic of the State of Utah**

By: Kristen C. Betts  
**KRISTEN C. BETTS**  
Board President

By: Tracy D. Olsen  
**TRACY D OLSEN**  
Business Administrator

STATE OF UTAH        )  
                                  :SS  
COUNTY OF UTAH    )

On the 8<sup>th</sup> day of July, 2015, personally appeared before me, a Notary Public in and for the State of Utah, R. DEAN ROWLEY and TRACY D OLSEN, who being by me duly sworn did say that they are the President and Business Administrator, respectively, of the BOARD OF EDUCATION OF NEBO SCHOOL DISTRICT, a body corporate and politic of the State of Utah, the signers of the above instrument, who duly acknowledged to me that they executed the same on behalf of said School District.



Bashawn B. Abbott  
Notary Public

68262

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

That certain real property located in Utah County, State of Utah, described as follows:

A portion of Tax ID No. 26:041:0028 as described in that certain Warranty Deed in favor of the Board of Education of Nebo School District, recorded on September 26, 2005 as Entry Number 108031:2005, said portion being described as follows:

Beginning S 88°34'56" W 1174.56 feet along the section line and South 599.23 feet from the North ¼ Corner of Section 5, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence South 653.73 feet to a fence line, thence S. 89°50'10" W. 523.62 feet along a fence line, thence N. 00°43'00" W. 660.79 feet to a fence line, thence N. 89°50'32" E. 499.97 feet along a fence line, thence S. 13°41'15" E. 7.71 feet to the remnants of an old fence line, thence N. 88°50'39" E. 30.10 feet along the remnants of an old fence line to the point of beginning.

SUBJECT TO: (i) current taxes and assessments; (ii) rights-of-way, easements, covenants, restrictions, reservations, and other matters of record, other than any mortgage, judgment, or mechanic's lien created by, through or under Grantor; and (iii) discrepancies, conflicts in boundary lines, shortages in area, encroachments, or other facts that a correct survey would disclose.



SPRINGVILLE CITY  
JOHN PENROD  
CITY ATTORNEY

110 SOUTH MAIN STREET  
SPRINGVILLE, UT 84663

OFFICE 801.491.2703  
FAX 801.491.7894

jpenrod@springville.org

July 8, 2015


Jeffrey Smith  
Utah County Recorder  
100 East Center St., #1300  
Provo, Utah 84606

RE: SPECIAL WARRANTY DEED

Dear Mr. Smith,

Please record the Special Warranty Deed from the Board of Education of Nebo School District to Springville City, dated July 8, 2015.

Very truly yours,

  
\_\_\_\_\_  
John Penrod  
Springville City Attorney