

Prepared By:  
Truly Title, Inc.  
6965 South Union Park Center, Suite 180  
Cottonwood Heights, UT 84047

Return To:  
Pleasant Grove Title Holder I, LLC  
299 South Main Street, Suite 2450  
Salt Lake City, UT 84111

### **SPECIAL WARRANTY DEED**

WICP PG 123, LLC, a Utah limited liability company, GRANTOR of Utah County, Utah,

Hereby CONVEY(S) and WARRANT(S) against all claiming by, through or under the grantor to

Pleasant Grove Title Holder I, LLC, a Utah limited liability company,

GRANTEE of Salt Lake County, Utah, for the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described tracts of land in Utah County, State of Utah, to-wit:

Parcel B, Pen And Ink-Plat A, according to the official plat thereof, on file and of record in the Utah County Recorder's Office, State of Utah.

APN: A Portion of 14:057:0097

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2021 and thereafter.

WITNESS the hand of said grantor(s), this 26th day of February, 2021.

WICP PG 123, LLC, a Utah limited liability company  
BY: *Mark Weldon*  
Mark Weldon  
Manager

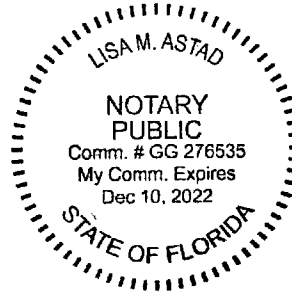
State of Florida  
County of Palm Beach

On the 26th day of February, 2021, personally appeared before me Mark Weldon who being duly sworn did say that he is the Manager of WICP PG 123, LLC, a Utah limited liability company and that said instrument was signed in behalf of said limited liability company by authority and said Mark Weldon acknowledged to me that he, as such Manager, executed the same in the name of the limited liability company.

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

WITNESS my hand and official seal.

Signature *Lisa M. Astad* (Seal)





ENT 162388:2021 PG 1 of 5  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2021 Sep 20 2:54 pm FEE 0.00 BY LT  
RECORDED FOR PLEASANT GROVE CITY CORPORA

**WHEN RECORDED, PLEASE MAIL TO:**

Pleasant Grove City  
Attention: Kathy Kresser  
70 South 100 East  
Pleasant Grove, Utah 84062

PLEASE SEND ALL TAX NOTICES TO GRANTEE  
AT THE ADDRESS PROVIDED BELOW

*Space Above for County Recorder's Use*

Tax Parcel I.D. No. - Portions of 49:944:0003

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**QUITCLAIM DEED**  
(Vacated Portion of 1300 West Street)

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The **CITY OF PLEASANT GROVE, UTAH**, a municipal corporation under the laws of the State of Utah, residing in the County of Utah, State of Utah (collectively, the "Grantor"), hereby quitclaims to **PLEASANT GROVE TITLE HOLDER I, LLC**, a Utah limited liability company ("Grantee"), having an address of 299 South Main Street, Suite 2450, Salt Lake City, Utah 84111, for the sum of Ten Dollars and No/100 (\$10.00) and other valuable non-monetary consideration, the following described real property located in the County of Utah, State of Utah, being more particularly described on Exhibit "A" attached hereto and depicted on Exhibit "B" attached hereto ("Property").

The Property consists of a portion of 1300 West Street that has been fully vacated by Grantor as a public road and Grantor has determined that it no longer needs or requires the Property as a public road and is being quitclaimed to Grantee in accordance with Grantor's laws and ordinances and the terms and conditions of that certain Development Agreement, dated concurrently with or near the effective date of this Quitclaim Deed, between Grantor and Grantee ("Development Agreement"). Grantor is reserving a temporary public access easement over the Property until such time as the new Pioneering Road (as this term is defined in the Development Agreement) is constructed and is permanently open to the public for vehicular use. Grantor agrees that the Property will no longer be made available to the public for vehicular, pedestrian, or other similar access and surface uses, but may need to remain subject to certain public utility easements for underground utilities existing at the time of the recording of this Quitclaim Deed. Grantor agrees and acknowledges that Grantee may use the Property for development purposes (including, by way of example, to satisfy any applicable setback requirements and to construct certain surface improvements (including, but not limited to, drive aisles, landscaping, parking improvements, etc.) in connection with Grantee's ownership, use, and development of the Property and other nearby properties owned by Grantee. Grantor reserves a forty foot (40') wide sewer and drainage easement commencing from the Westerly boundary of the Property for the existing storm drain line and sewer line. Grantee is prohibited from placing any large trees and deep rooted vegetation (that is not otherwise required under the Grantor's development code

and ordinances, including, as applicable, to satisfy any landscaping and setback requirements), sheds, permanent structures with foundations (including signs), or substantial water or landscaping features that would materially and adversely impair Grantor's ability to access and repair or replace the existing storm drain line and sewer line located within the Property.

***[Intentionally Blank – Signature Page and Acknowledgement to Follow]***

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed (Vacated Portion of 1300 West Street) as of the 20 day of ~~August~~ September, 2021.

**GRANTOR:**

Kathys J. Kresser  
Attested by: City Recorder

**CITY OF PLEASANT GROVE, UTAH,**  
a municipal corporation under the laws of the  
State of Utah

Christine M. Petersen  
City Attorney  
Approved as to Form

By: [Signature]  
Print Name: Guy L. Fugate  
Title: Mayor

**ACKNOWLEDGMENT OF GRANTOR**

STATE OF UTAH                    )  
  ): ss.  
COUNTY OF Utah            )

The foregoing Quitclaim Deed (Vacated Portion of 1300 West Street) was acknowledged before me this 20 day of ~~August~~ September, 2021, by ~~Kate~~ Guy Fugate, the MAYOR of the City of Pleasant Grove, Utah, a municipal corporation under the laws of the State of Utah.

[Signature]  
NOTARY PUBLIC  
Residing at: PLEASANT GROVE UTAH

My Commission Expires:  
9-3-24



**EXHIBIT "A"**  
**TO**  
**QUITCLAIM DEED**  
(Vacated Portion of 1300 West Street)

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LEGAL DESCRIPTION OF PROPERTY

The real property referenced in the foregoing Quitclaim Deed (Vacated Portion of 1300 West Street) as the "Property" is located in the County of Utah, State of Utah and is more particularly described as follows:

The Property is located in the Southeast Quarter of Section 30, Township 5 South, Range 2 East, Salt Lake Base and Meridian and is described as follows:

**Beginning** at the Northwesterly corner of Parcel B of that certain Pen and Ink – Plat A Subdivision (Final Plat), recorded in the official land records of the Utah County Recorder, State of Utah on December 18, 2020, as Entry No. 202556:2020 and as Map File #17454, Map Book-Page: 49:944, which is 1686.27 feet South 89°32'43" West along the Quarter Section line and 885.85 feet South from the East Quarter corner of said Section 30; thence South 00°20'45" West 520.37 feet along the Westerly line of said Parcel B; thence North 53°35'20" West 54.23 feet to the Easterly line of Parcel B, The Grove Subdivision Plat A recorded August 24, 2017 as Entry No. 82668:2017 and as Map # 15674 in the official land records of the Utah County Recorder, State of Utah; thence North 00°20'42" East 589.18 feet along said Parcel B to a point of non-tangency with a 385.00 feet radius curve to the left, concave Northeast (Radius point bears North 69°06'10" East); thence Southeasterly 83.08 feet along the arc of said curve, through a central angle of 12°21'53" (chord bears South 27°04'46" East 82.92 feet); thence South 33°15'42" East 32.36 feet; thence South 89°32'10" West 12.26 feet to the **Point of Beginning**.

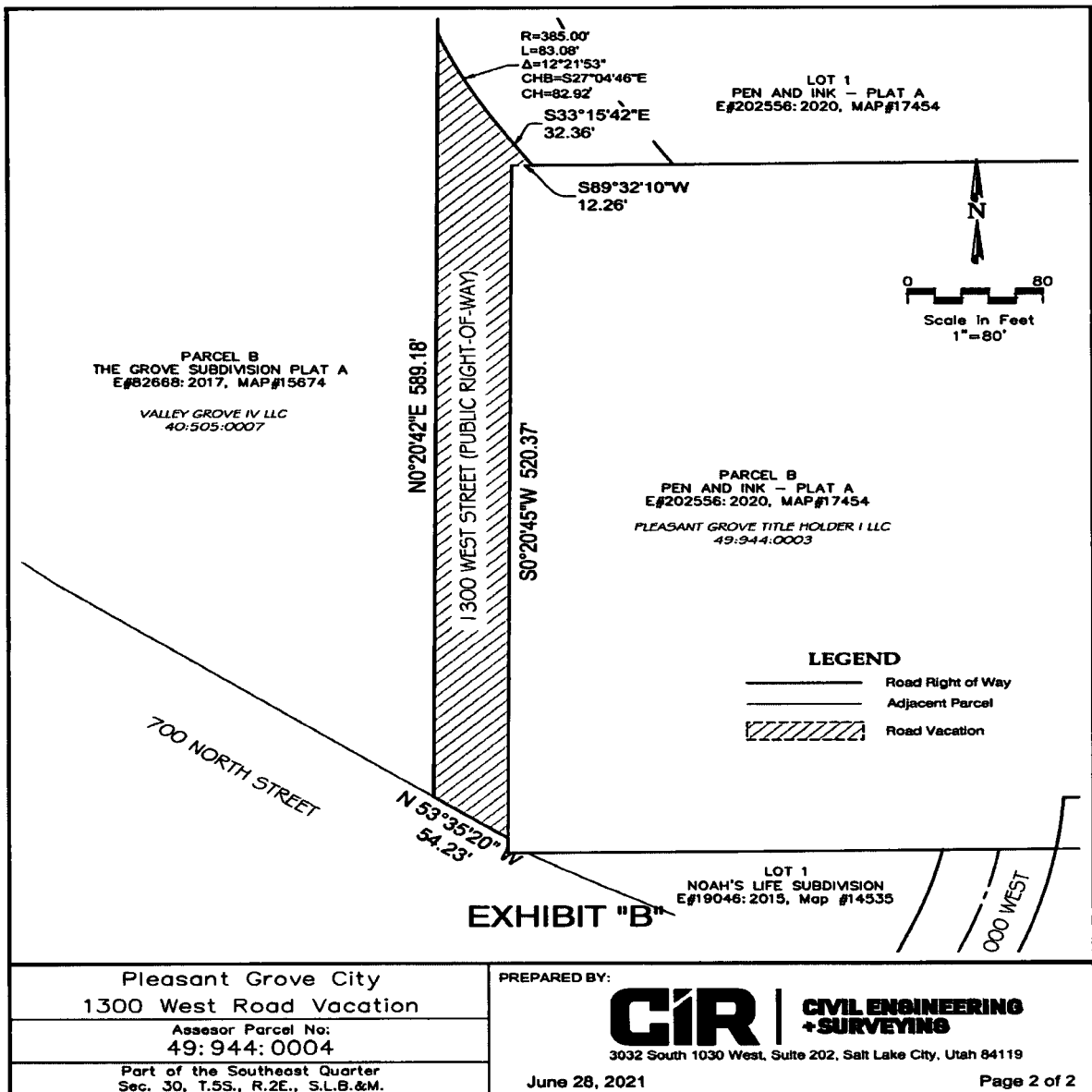
The Property contains 24,649 square feet in area or 0.566 acres, more or less.

**BASIS OF BEARING:** South 89°37'43" West per said Pen and Ink – Plat A Subdivision (Final Plat) along the Quarter Section line between the East Quarter corner and the West Quarter corner of Section 30, Township 5 South, Range 2 East, Salt Lake Base and Meridian.

**EXHIBIT "B"**  
**TO**  
**QUITCLAIM DEED**  
 (Vacated Portion of 1300 West Street)

DEPICTION OF PROPERTY

The real property referenced in the foregoing Quitclaim Deed (Vacated Portion of 1300 West Street) as the "Property" is located in the County of Utah, State of Utah and is generally depicted as the cross-hatched area below:



Pleasant Grove City 1300 West Road Vacation
Assessor Parcel No: 49: 944: 0004
Part of the Southeast Quarter Sec. 30, T.5S., R.2E., S.L.B.&M.

PREPARED BY:

**CIR** | **CIVIL ENGINEERING + SURVEYING**

3032 South 1030 West, Suite 202, Salt Lake City, Utah 84119

June 28, 2021 Page 2 of 2

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EXECUTION VERSION