

WHEN RECORDED, MAIL TO:

Jason Nichols
Parsons Behle & Latimer
201 South Main Street, Suite 1800
Salt Lake City, Utah 84111

Tax ID No. 23-030-0093

SPECIAL WARRANTY DEED

INTERMOUNTAIN POWER AGENCY, a political subdivision of the State of Utah, Grantor, hereby conveys and warrants against all who claim by, through, or under the Grantor to SPRINGVILLE CITY, a municipality of the State of Utah, at 110 South Main Street, Springville, Utah 84663, Grantee, for the sum of Ten Dollars, and other good and valuable considerations, the property located in Utah County, Utah, which is more particularly described in **Exhibit "A"**, which is incorporated herein by this reference.

Together with the benefits, privileges, easements, tenements, hereditaments and appurtenances thereon or in any way appertaining thereto, and any and all right, title, and interest of Grantor in and to adjacent roads, rights-of-way, mineral rights, and easements.

SUBJECT TO all easements, restrictions, rights-of-way and other matters of record or that would be disclosed by a survey or physical inspection of the property, and taxes and assessments for the year 2021 and thereafter.

[SIGNATURE PAGE FOLLOWS]

Letter of Acceptance from Springville City Attached as an Exhibit

This Special Warranty Deed is executed by Grantor to be effective as of January 11 2022.

INTERMOUNTAIN POWER AGENCY, a political subdivision of the State of Utah

By: Cameron R Cowan
Print Name: Cameron R Cowan
Title: General Manager

STATE OF Utah,
COUNTY OF Salt Lake SS.

The foregoing instrument was acknowledged before me this 11 day of January 2022, by Cameron R Cowan the GM of INTERMOUNTAIN POWER AGENCY, a political subdivision of the State of Utah.

Michelle R. Miller
NOTARY PUBLIC

Residing at: 10653 S. River Front Parkway; Suite 120
My Commission Expires: 8/30/2023 So. Jordan, Utah
84095



EXHIBIT A TO SPECIAL WARRANTY DEED

(Legal Description of Property)

REAL PROPERTY IN THE CITY OF SPRINGVILLE, COUNTY OF UTAH, STATE OF UTAH, DESCRIBED AS FOLLOWS:

COMMENCING NORTH 120.5 FEET AND WEST 670.08 FEET FROM THE EAST QUARTER CORNER OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 10°02'28" EAST 272.69 FEET; THENCE ALONG A CURVE TO THE RIGHT (CHORD BEARS SOUTH 04°51'14" EAST 174.76 FEET, WITH A RADIUS OF 966.5 FEET); THENCE SOUTH 00°20'00" WEST 222.68 FEET; THENCE NORTH 89°34'21" WEST 98.31 FEET; THENCE NORTH 00°12'33" WEST 665.31 FEET; THENCE SOUTH 88°57'20" EAST 39.71 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO, AND LESS AND EXCEPTING ANY LAND CONVEYED BY THAT CERTAIN BOUNDARY LINE AGREEMENT, RECORDED MAY 27, 2010, AS ENTRY NO. 43801:2010.

APN: 23-030-0093



January 18, 2022

Andrea Allen
Utah County Recorder's Office
100 East Center St., Suite 1300
Provo, Utah 84606

Re: SPECIAL WARRANTY DEED
TAX PARCEL NO: 23:030:0093

Dear Ms. Allen,

This letter certifies that the Special Warranty Deed executed by Intermountain Power Agency for the conveyance of the real property referenced above has been duly approved and accepted by Springville City and that this acknowledgement has been executed by the undersigned in his authorized capacity on behalf of Springville City.

Very truly yours,

A handwritten signature in black ink, appearing to read "Christopher K. Creer", is written over a horizontal line.

Christopher K. Creer
Springville City Assistant City Attorney



WHEN RECORDED, MAIL TO:

Springville City
110 South Main Street
Springville, Utah 84663
Attention: City Attorney

ENT 55036:2010 PG 1 of 4
RODNEY D. CAMPBELL
UTAH COUNTY RECORDER
2010 Jul 01 1:10 pm FEE 0.00 BY CS
RECORDED FOR SPRINGVILLE CITY CORPORATIO

SPECIAL WARRANTY DEED

INTERMOUNTAIN POWER AGENCY, a political subdivision of the State of Utah, Grantor, hereby conveys and warrants against all who claim by, through, or under the grantor to SPRINGVILLE CITY, a municipality of the State of Utah, at 110 South Main Street, Salt Lake City, Utah 84663, Grantee, for the sum of Ten Dollars, and other good and valuable considerations, the following described parcel of land (hereinafter, the "Property") in Utah County, State of Utah:

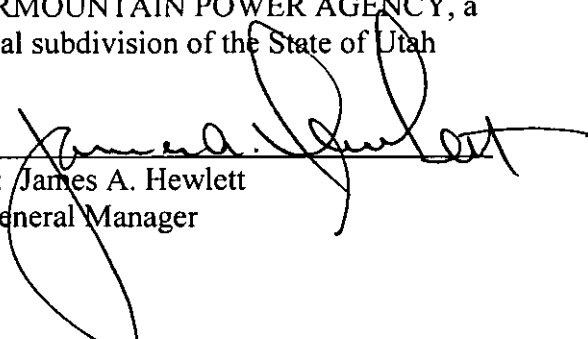
See Exhibit A attached hereto
and made a part hereof

SUBJECT TO all easements, restrictions, rights-of-way
and other matters of record or that would be disclosed by a
survey or physical inspection of the property, and taxes and
assessments for the year 2010 and thereafter.

RESERVING UNTO GRANTOR an access easement for ingress and egress over and
across the Property until such time as a future road is constructed on the Property by Grantee.

This Special Warranty Deed is executed by Grantor to be effective as of
May 27, 2010.

INTERMOUNTAIN POWER AGENCY, a
political subdivision of the State of Utah

By: 
Name: James A. Hewlett
Its: General Manager

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

my The foregoing instrument was acknowledged before me this 27 day of _____, 2010, by James A. Hewlett, the General Manager of INTERMOUNTAIN POWER AGENCY.

Laura Chandler
NOTARY PUBLIC
Residing at: Salt Lake

My Commission Expires:

06/22/2011

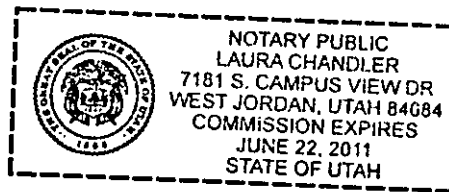


EXHIBIT A
TO
SPECIAL WARRANTY DEED

(Legal Description of Property)

The property referenced in the foregoing instrument is located in Utah County, Utah and is more particularly described as follows:

Roadway Parcel 1 (23-030-0010):

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 400 SOUTH STREET, SAID POINT BEING SOUTH 89°11'49" WEST 397.07 FEET ALONG THE SOUTH LINE OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN TO THE WEST LINE OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY, ALONG SAID WEST LINE NORTH 00°12'33" WEST 866.79 FEET TO SAID NORTH RIGHT-OF-WAY LINE AND ALONG SAID NORTH LINE NORTH 89°39'43" WEST 132.17 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 31, AND THENCE CONTINUING ALONG SAID NORTH LINE NORTH 89°39'43" WEST 38.07 FEET TO THE WEST LINE OF PROPERTY DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED JANUARY 06, 1984 AS ENTRY NO. 622 OF THE UTAH COUNTY RECORDS; THENCE ALONG SAID WEST LINE NORTH 00°18'46" EAST 207.32 FEET TO A POINT ON THE ARC OF A 370.56 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, THE CENTER OF WHICH BEARS NORTH 83°21'42" EAST; THENCE SOUTHERLY 75.61 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°41'30" AND A LONG CHORD OF SOUTH 12°29'03" EAST 75.48 FEET TO A POINT OF REVERSE CURVATURE OF A 407.18 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHERLY 136.05 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°08'42" AND A LONG CHORD OF SOUTH 08°45'27" EAST 135.42 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 4,693 SQUARE FEET OR 0.11 ACRES, MORE OR LESS.

Roadway Parcel 2 (23-030-0021):

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF PROPERTY DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED DECEMBER 16, 1983 AS ENTRY NO. 38296 OF THE UTAH COUNTY RECORDS, SAID POINT BEING SOUTH 89°03'25" WEST 395.94 FEET ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 31,

TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN TO THE WEST LINE OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY, ALONG SAID WEST LINE SOUTH 00°12'33" EAST 539.91 FEET TO SAID NORTH LINE AND ALONG SAID NORTH LINE NORTH 89°34'21" WEST 161.13 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 31, AND THENCE SOUTH 00°20'00" WEST 154.95 FEET TO THE WEST LINE OF PROPERTY DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED RECORDED APRIL 09, 1985 AS ENTRY NO. 9545 OF SAID RECORDS; THENCE ALONG SAID WEST LINE NORTH 10°02'49" WEST 157.58 FEET TO SAID NORTH LINE; THENCE SOUTH 89°34'21" EAST 28.39 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 2,200 SQUARE FEET OR 0.05 ACRES, MORE OR LESS.

Roadway Parcel 3 (23-030-0020):

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF PROPERTY DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED DECEMBER 15, 1983 AS ENTRY NO. 38201 OF THE UTAH COUNTY RECORDS, SAID POINT BEING SOUTH 89°03'25" WEST 395.94 FEET ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN TO THE WEST LINE OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY, ALONG SAID WEST LINE SOUTH 00°12'33" EAST 539.91 FEET TO SAID SOUTH LINE AND ALONG SAID SOUTH LINE NORTH 89°34'21" WEST 161.13 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 31, AND THENCE CONTINUING ALONG SAID SOUTH LINE NORTH 89°34'21" WEST 54.00 FEET; THENCE NORTH 00°20'00" EAST 222.68 FEET TO A POINT OF TANGENCY OF A 966.50 FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHERLY 175.00 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°22'28" AND A LONG CHORD OF NORTH 04°51'14" WEST 174.76 FEET; THENCE NORTH 10°02'28" WEST 272.68 FEET TO THE NORTH LINE OF SAID PROPERTY; THENCE ALONG SAID NORTH LINE SOUTH 88°57'21" EAST 55.03 FEET; THENCE SOUTH 10°02'28" EAST 262.10 FEET TO A POINT OF TANGENCY OF A 1,020.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHERLY 184.78 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°22'28" AND A LONG CHORD OF SOUTH 04°51'14" EAST 184.53 FEET; THENCE SOUTH 00°20'00" WEST 222.77 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 36,180 SQUARE FEET OR 0.83 ACRES, MORE OR LESS.