

BOUNDARY LINE AGREEMENT

THIS AGREEMENT, entered into this 19 day of MARCH, 2025, by and between Mac Davis and Heather Davis, husband and wife as joint tenants, parties of the first part; and Blair D. Hancock and Susan Hancock as joint tenants, parties of the second part, all of Weber County, Utah.

WITNESSETH:

THAT WHEREAS, the said parties of the first part are the owners of a certain parcel of land located at 301 South 4700 West, Ogden Utah, being more particularly described in Exhibit "A", as recorded as Weber County parcel number 15-048-0013.

WHEREAS, the said parties of the second part are the owners of a certain parcel of land located at approx. 220 South 4700 West, Ogden, Utah, being more particularly described in Exhibit "B", as recorded as Weber County parcel number 15-048-0014.

WHEREAS, the parties of the first part and the parties of the second part have agreed upon a position regarding the exact location of the common line (described in Exhibit "C") dividing their two properties, and the parties are desirous of establishing the exact location of said common dividing line by this Agreement.

NOW, THEREFORE, for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties of the first part and the parties of the second part agree as follows:

1. The parties of the first part do hereby sell, grant and convey to the parties of the second part, by quitclaim conveyance, all of their interest, if any, in and to any property South of the line described in Exhibit "C" as being the property of the parties of the second part. This conveyance is without warranty of title, and shall be to the benefit of the parties of the second part, their successors, heirs and assigns, in fee simple. This Agreement shall be binding upon the parties of the first part, their successors, heirs and assigns.
2. The parties of the second part do hereby sell, grant and convey to the parties of the first part, by quitclaim conveyance, all of their interest, if any, in and to any property North of the line described in Exhibit "C" as being the property of the parties of the first part. This conveyance is without warranty of title, and shall be to the benefit of the parties of the first part, their successors, heirs and assigns, in fee simple. This Agreement shall be binding upon the parties of the second part, their successors, heirs and assigns.

It is the purpose of this Agreement that each of the parties has quitclaimed whatever interest they may have in order that the common boundary line between the two properties is hereby established to be as shown upon the attached Exhibit "A".

IN WITNESS WHEREOF, said parties have hereunto set their hands and seals the day and year indicated below.

PARTIES OF THE FIRST PART

Heather Davis (SEAL)

Mark Davis (SEAL)

PARTIES OF THE SECOND PART

Blair D. Hancock (SEAL)

Susan H. Hancock (SEAL)

STATE OF UTAH

COUNTY OF Weber

I, a Notary Public of the County and State aforesaid, certify that Mac Davis
_____ and Heather Davis
_____, personally came before me this day
and acknowledged the due execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 19th day of March,
2024 ²⁵

Susanna Bryson
Notary Public

My Commission Expires: 10/05/2027
[Notary stamp or seal]



STATE OF UTAH

COUNTY OF Weber

I, a Notary Public of the County and State aforesaid, certify that Blair D.
Hancock and Susuan H. Hancock, personally came before me this day
and acknowledged the due execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 19 day of March,
2024. ²⁵ MP

Macquel Price
Notary Public

My Commission Expires: 04/03/2027
[Notary stamp or seal]



EXHIBIT "A"

PARCEL 15-048-0013

PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN; DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 1474.4 FEET SOUTH OF THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE WEST 495 FEET; THENCE SOUTH 264 FEET; THENCE EAST 204.6 FEET; THENCE NORTH 150 FEET, THENCE EAST 290.4 FEET, THENCE NORTH TO POINT OF BEGINNING.

EXHIBIT "B"

PARCEL 15-048-0014

A PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT SOUTH 0°41'57" WEST (SOUTH) 1298.40 FEET ALONG THE QUARTER SECTION LINE AS MONUMENTED FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION (SAID NORTHEAST CORNER IS PER MONUMENT LOCATION AT TIME OF DEDICATION OF FREEDOM ACRES SUBDIVISION) AND RUNNING THENCE SOUTH 0°41'57" WEST (SOUTH) 190.12 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THE MAX G LOOCK PROPERTY AS DESCRIBED IN BOOK 1380 PAGE 367 OF OFFICIAL RECORDS, THENCE NORTH 89°18'03" WEST (WEST) 495.00 FEET; THENCE SOUTH 0°41'57" WEST (SOUTH) 255.15 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF THE ABOVE REFERENCED PROPERTY, THENCE NORTH 89°19'04" WEST 1980.00 FEET; THENCE NORTH 0°41'57" EAST (NORTH) 1074.64 FEET, MORE OR LESS, TO A POINT BEING SOUTH 10.25 CHAINS OF THE NORTH LINE OF SAID SECTION 17; THENCE SOUTH 89°12'29" EAST 1712.25 FEET; THENCE SOUTH 1°32'27" WEST 626.08 FEET TO A POINT WEST OF THE POINT OF BEGINNING; THENCE SOUTH 89°18'03" EAST 771.95 FEET TO THE POINT OF BEGINNING.

EXHIBIT "C"

BOUNDARY LINE AGREEMENT

A PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, WEBER COUNTY UTAH.

BEGINNING AT A POINT ON THE EXTENSION OF AN EXISTING FENCE LINE, BEING ON THE QUARTER SECTION LINE, AND BEING 1498.80 FEET SOUTH 0°01'54" WEST ALONG THE SECTION LINE (PER DEED) FROM THE NORTH QUARTER CORNER OF SAID SECTION 17, (NORTH QUARTER CORNER BEARS NORTH 0°01'54" EAST 2614.93 FEET FROM THE WITNESS TO CENTER OF SECTION 17 [WITNESS CORNER MONUMENT POSSIBLY RELIED UPON AS THE CENTER OF SECTION FROM 1963-2023], AND BEARS NORTH 0°14'08" EAST 2648.79 FEET FROM THE CURRENTLY MONUMENTED CENTER OF SAID SECTION 17); THENCE TO AND ALONG AN EXISTING FENCE LINE, MORE OR LESS, THE FOLLOWING TWO (2) COURSES: NORTH 89°03'29" WEST 493.29 FEET; AND (2) SOUTH 0°22'53" WEST 252.35 FEET TO THE TERMINUS OF THE AGREEMENT LINE.