

TOOELE COUNTY CORPORATION
 CONTRACT # 12-12-03

OMB Approval No. 2502-0265



A. Settlement Statement (HUD-1)

B. Type Of Loan			6. File Number TO49686DE	7. Loan Number	8. Mortgage Insurance Number
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv Unins	4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins.	
C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked (p.o.c.) were paid outside the closing, they are shown here for informational purposes and are not included in the totals.					
D. Name & Address of Borrower QUESTAR GAS COMPANY 333 SOUTH STATE STREET SALT LAKE CITY UT84111		E. Name & Address of Seller TOOELE COUNTY, A POLITICAL SUB OF THE STATE OF UTAH 47 SOUTH MAIN TOOELE, UT 84074		F. Name & Address of Lender	
G. Property Location APPROX 6700 STANSBURY PARKWAY STANSBURY PARK UT 84074 PARCEL ID NO: 05-034-0-0066		H. Settlement Agent US Title Insurance Agency, LLC - 14884 Heritagecrest Way #C Bluffdale, UT 84065 Phone:801-676-1022 Place of Settlement 14884 SOUTH HERITAGECREST WAY SUITE C Phone:801-676-1022		I. Settlement Date Disbursement Date:	

J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
100. Gross Amount Due From Borrower		400. Gross Amount Due To Seller	
101. Contract sales price	65,000.00	401. Contract sales price	65,000.00
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)	1,301.00	403.	
104.		404.	
105.		405.	
Adjustment for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City/town Taxes to		406. City/town Taxes to	
107. County Taxes to		407. County Taxes to	
108. Assessments to		408. Assessments to	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. Gross Amount Due from Borrower	66,301.00	420. Gross Amount Due to Seller	65,000.00
200. Amounts Paid by or in Behalf of Borrower		500. Reductions in Amounts Due to Seller	
201. Deposit or earnest money	1,000.00	501. Excess Deposit (see Instructions)	1,000.00
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	0.00
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206.		506.	
207.		507.	
208.		508.	
208.		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City/town Taxes to		510. City/town Taxes to	
211. County Taxes to		511. County Taxes to	
212. Assessments to		512. Assessments to	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid by/for Borrower	1,000.00	520. Total Reduction Amount Amount Due Seller	1,000.00
300. Cash at Settlement from/to Borrower		600. Cash at Settlement to/from Seller	
301. Gross amount due from borrower (line 120)	66,301.00	601. Gross amount due to seller (line 420)	65,000.00
302. Less amounts paid by/for borrower (line 220)	1,000.00	602. Loan reductions in amount due seller (line 520)	1,000.00
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	65,301.00	603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	64,000.00

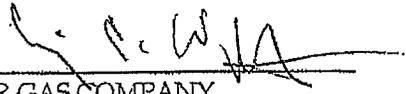
The Public Reporting Burden for this collection of information is estimated to average 35 minutes per response for collection, reviewing, and reporting the data. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. No confidentiality is assured; this disclosure is mandatory. This is designed to provide the parties to a RESPA covered transaction with information during the settlement process.

L. Settlement Charges				Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
700. Total Real Estate Broker Fees					
Division of commission (line 700) as follows:					
701. \$					
702. \$		to			
703. Commission paid at settlement					
704.					
800. Items Payable in Connection with Loan					
801. Our origination charge	\$		(from GFE #1)		
802. Your credit or charge (points) for the specific interest rate chosen	\$		(from GFE #2)		
803. Your adjusted origination charges			(from GFE #1)	0.00	
804. Appraisal fee to			(from GFE #3)		
805. Credit Report to			(from GFE #3)		
806. Tax service to			(from GFE #3)		
807. Flood certification			(from GFE #3)		
808.					
809.					
810.					
811.					
812.					
813.					
814.					
815.					
816.					
900. Items Required by Lender to Be Paid in Advance					
901. Daily interest charges from	to	@	/day (from GFE #10)		
902. Mortgage insurance premium	for	months to	(from GFE #3)		
903. Homeowner's insurance	for	years to	(from GFE #11)		
904.					
905.					
1000. Reserves Deposited with Lender					
1001. Initial deposit for your escrow account	\$		(from GFE #9)	0.00	
1002. Homeowner's insurance	months @ \$	per month \$	0.00		
1003. Mortgage insurance	months @ \$	per month \$	0.00		
1004. Property Taxes	months @ \$	per month \$	0.00		
1005.	months @ \$	per month \$	0.00		
1006.	months @ \$	per month \$	0.00		
1007. Aggregate Adjustment			-\$		
1100. Title Charges					
1101. Title services and lender's title insurance			(from GFE #4)	730.00	
1102. Settlement or closing fee US TITLE	\$ 600.00				
1103. Owner's title insurance US TITLE			(from GFE #5)	548.00	
1104. Lender's title insurance	\$				
1105. Lender's title policy limit \$					
1106. Owner's title policy limit \$ 65,000.00					
1107. Agent's portion of the total title insurance premium	\$		to:		
1108. Underwriter's portion of the total title insurance premium	\$		to:		
1109. WIRE FEE	\$ 30.00				
1110. TITLE ABSTRACT FEE	\$ 100.00				
1111.					
1112.					
1113.					
1114.					
1200. Government Recording and Transfer Charges					
1201. Government recording charges			(from GFE #7)	25.00	
1202. Deed \$ 25.00	Mortgage \$	Release \$			
1203. Transfer taxes (from GFE #8)					
1204. City/County tax/stamps	Deed \$	Mortgage \$			
1205. State tax/stamps	Deed \$	Mortgage \$			
1206.					
1207.					
1300. Additional Settlement Charges					
1301. Required services that you can shop for			(from GFE #6)		
1302.					
1303.					
1304.					
1305.					
1306.					
1307.					
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)				1,301.00	0.00

ACKNOWLEDGMENT OF RECEIPT OF SETTLEMENT STATEMENT

Borrower: QUESTAR GAS COMPANY
Seller: TOOELE COUNTY, a political subdivision
of the state of Utah
Lender:
Settlement Agent: US Title Insurance Agency, LLC
801-676-1022
Place of Settlement: 14884 Heritagecrest Way #C
Bluffdale, UT 84065
Settlement Date:
Property Location:
STANSBURY PARK, UT 84074
SALT LAKE, UT

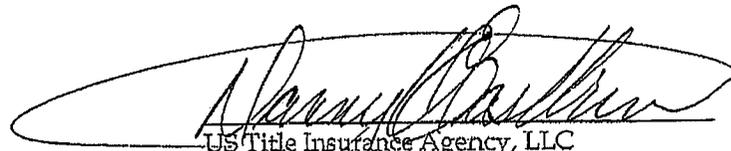
I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.


QUESTAR GAS COMPANY
BY: CRAIG C WAGSTAFF
ITS:
VICE PRESIDENT & GENERAL MANAGER

TOOELE COUNTY A POLITICAL SUBDIVISION
OF THE STATE OF UTAH
BY: COLLEEN JOHNSON
ITS: COMMISSIONER

ATTEST:
MARILYN K GILLETTE
TOOELE COUNTY CLERK

To the best of my knowledge, the HUD-1 Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.


US Title Insurance Agency, LLC
Settlement Agent

WARNING: It is a crime to knowingly make false statements to the United States on this or any similar form. Penalties upon conviction can include a fine and Imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

EARNEST MONEY RECEIPT AND AGREEMENT

This Earnest Money Receipt and Agreement ("Agreement") is entered into between TOOELE COUNTY, a political subdivision of the state of Utah ("Seller") and QUESTAR GAS COMPANY ("Buyer"). For the sum of \$1,000 received from Buyer as earnest money and part payment for the purchase of the following described property located in the County of TOOELE, State of UTAH, to-wit:

Fee Parcel

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 16, T2S, R4W, SLB & M, TOOELE COUNTY, UTAH.
SAID PARCEL IS MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT N 89°55'05" E 2667.79 FEET ALONG THE SECTION LINE AND S 0°37'55" E 439.35 FEET ALONG THE SECTION LINE AND WEST 171.23 FT FROM THE NORTH 1/4 CORNER SECTION 16, T2S, R4W, SLB&M.
THENCE N 38°04'48" W A DISTANCE OF 50.00 FEET;
THENCE N 51°25'52" E A DISTANCE OF 75.00 FEET;
THENCE S 38°04'48" E A DISTANCE OF 50.00 FEET
THENCE S 51°25'52" W A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 0.09 ACRES.

Pipeline Easement

Grantor agrees to provide Grantee at closing a 30.00 foot wide Right of Way and Easement (Pipeline Easement) for the installation of natural gas facilities from Highway 138 to the above described parcel. The form of said "Pipeline Easement" is attached to the agreement as Exhibit "A" and incorporated by this reference. The "Pipeline Easement shall cross Grantor(s) property as follows, to-wit:

A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 16, T2S, R4W, SLB & M, TOOELE COUNTY, UTAH.
SAID PARCEL IS MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT N 89°55'05" E 2667.79 FEET ALONG THE SECTION LINE AND S 0°37'55" E 439.35 FEET ALONG THE SECTION LINE AND WEST 171.23 FT FROM THE NORTH 1/4 CORNER SECTION 16, T2S, R4W, SLB&M.
THENCE N 51°25'52" E A DISTANCE OF 30.00 FEET;
THENCE S 38°04'48" E A DISTANCE OF 23.04 FEET;
THENCE S 51°25'52" W A DISTANCE OF 30.00 FEET;
THENCE N 38°04'48" W A DISTANCE OF 23.04 FEET TO THE POINT OF

ACKNOWLEDGMENT OF RECEIPT OF SETTLEMENT STATEMENT

Borrower: QUESTAR GAS COMPANY
Seller: TOOELE COUNTY, a political subdivision
of the state of Utah

Lender:

Settlement Agent: US Title Insurance Agency, LLC
801-676-1022

Place of Settlement: 14884 Heritagecrest Way #C
Bluffdale, UT 84065

Settlement Date:

Property Location: STANSBURY PARK, UT 84074
SALT LAKE, UT

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

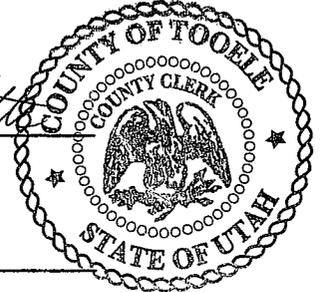
QUESTAR GAS COMPANY
BY: CRAIG C WAGSTAFF
ITS:
VICE PRESIDENT & GENERAL MANAGER

Colleen Johnson

TOOELE COUNTY A POLITICAL SUBDIVISION
OF THE STATE OF UTAH
BY: COLLEEN JOHNSON
ITS: COMMISSIONER

Marilyn K. Gillette

ATTEST:
MARILYN K GILLETTE
TOOELE COUNTY CLERK



To the best of my knowledge, the HUD-1 Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

US Title Insurance Agency, LLC
Settlement Agent

WARNING: It is a crime to knowingly make false statements to the United States on this or any similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 0.02 ACRES OR 691.23 SQ FT.

Access Easement

Grantor also agrees to provide Grantee at closing a 20.00 foot wide Right of Way and Easement (Access Easement) for for Vehicular and Pedestrian access from Stansbury Parkway to the above described parcel. The form of said "Access Easement" is attached to the agreement as Exhibit "B" and incorporated by this reference. The "Access Easement shall cross Grantor(s) property as follows, to-wit:

A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 16, T2S, R4W, SLB & M, TOOELE COUNTY, UTAH.
SAID PARCEL IS MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT N 89°55'05" E 2667.79 FEET ALONG THE SECTION LINE AND S 0°37'55" E 415.90 FEET ALONG THE SECTION LINE AND WEST 189.45 FT FROM THE NORTH 1/4 CORNER SECTION 16, T2S, R4W, SLB&M.
THENCE S 38°04'48" E A DISTANCE OF 20.00 FEET;
THENCE S 51°39'52" W A DISTANCE OF 189.59 FEET;
THENCE N 38°20'08" W A DISTANCE OF 85.00 FEET;
THENCE S 51°39'52" W A DISTANCE OF 19.68 FEET;
THENCE N 38°20'08" W A DISTANCE OF 20.00 FEET;
THENCE N 51°39'52" E A DISTANCE OF 39.68 FEET;
THENCE S 38°20'08" E A DISTANCE OF 85.00 FEET;
THENCE N 51°39'52" E A DISTANCE OF 169.68 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 0.14 ACRES OR 5886.19 SQ FT.

For the purchase price of \$65,000.00, which represents the above deposit, receipt of which is hereby acknowledged, and the entire balance of \$64,000.00 upon delivery of good and sufficient Warranty Deed, and easement grants attached hereto, on or before the 31st day of December, 2012 in a form agreeable to the Buyer.

The Agreement is subject to obtaining the necessary federal, state, city and/or county permits. Property taxes prior to the sell shall remain the responsibility of seller. Sellers agree to furnish good and marketable title, acceptable to Buyer, which is free and clear of all liens, encumbrances, mortgages and clouds of title, and to make final conveyance in a form acceptable to Buyer in its sole discretion within the time above provided, or return the above deposit. In the event the Property is subject to restrictions which are unacceptable to Buyer, Buyer may terminate this Agreement and Sellers may retain the amount of the earnest money. If Buyer fails to pay the total purchase price as set forth above, the above-described deposit shall be forfeited.

[Signatures and Acknowledgements on Following Page]

