

MAIL TAX NOTICES TO:
Redevelopment Agency for the City of Orem
56 North State
Orem, UT 84057
UW-10162

ENT 72296:2019 PG 1 of 2
Jeffery Smith
Utah County Recorder
2019 Jul 31 03:08 PM FEE 40.00 BY MG
RECORDED FOR United West Title
ELECTRONICALLY RECORDED

SPECIAL WARRANTY DEED

CORRAL WEST PROPERTIES, L.C.,

Grantor,

hereby CONVEY and WARRANT against all claiming by, through or under to

Redevelopment Agency for the City of Orem a political subdivision of the State of Utah,

Grantee,

for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in UTAH County, State of Utah, to-wit


See Attached Exhibit "A"

36-636-0006

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to 2019 taxes and thereafter.

WITNESS the hand of said grantor, this July 30, 2019

Corral West Properties, L.C.


By: Bruce K. Tingey, Manager

STATE OF UTAH)
)
) :ss
COUNTY OF UTAH)

On July 30, 2019, personally appeared before me, Bruce K. Tingey, who is the Manager of Corral West Properties, L.C., the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.


Notary Public

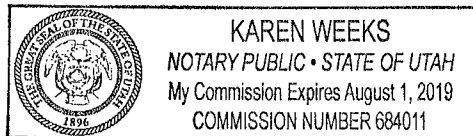


EXHIBIT "A"**UW-10162**

All of Lot 1, AMENDED Plat "A", CORRAL WEST SUBDIVISION, Utah County, Utah, according to the Official Plat thereof as recorded in the Office of the Utah County Recorder, State of Utah.

TOGETHER WITH Cross Easements as disclosed on the recorded plat.

LESS AND EXCEPTING:

A parcel of land in fee being part of an entire tract of property, situate in Lot 1, Amended Plat "A", CORRAL WEST SUBDIVISION, according to the official plat thereof, recorded March 12, 1996 as Entry No. 20192, Map No. 6495-77, situate in the Northwest Quarter of the Northeast Quarter of Section 27, Township 6 South, Range 2 East, Salt Lake Base and Meridian, for the construction of improvements incident to the Provo-Orem Transportation Improvement Project, known as project number S-0265(23)3.

Beginning at the Northwest corner of said Lot 1, which point is on the Southerly right of way and limited access line of State Route 265 (University Parkway) in Orem, Utah, which point is also 1,096.92 feet (1,096.67 feet measured) South 89°08'17" East along the section line and 687.79 feet (690.38 feet measured) South from the North Quarter Corner of said Section 27; thence along the northerly boundary line of said Lot 1 and said right of way and limited access line South 89°30'54" 229.17 feet (three (3) courses by measurement: (1) South 89°13'24" East 163.06 feet; (2) North 86°05'27" East 61.21 feet; (3) South 89°13'24" East 5.30 feet) more or less to the Northeast corner of said Lot 1; thence along the Easterly boundary line of said Lot 1 South 23.50 feet to a point which is 88.50 feet perpendicularly distant Southerly from the control line of said project, opposite approximate Engineer Station 127+64.22; thence North 89°13'24" West 24.36 feet to a point which is 88.50 feet perpendicularly distant Southerly from the control line of said project opposite Engineer Station 127+39.86 and is designated as point "G"; thence North 89°13'24" West 23.11 feet to a point which is 88.50 feet perpendicularly distant Southerly from the control line of said project, opposite Engineer Station 127+16.75; thence North 00°46'36" East 4.50 feet to a point which is 84.00 feet perpendicularly distant Southerly from the control line of said project, opposite Engineer Station 127+16.75; thence North 89°13'24" West 183.34 feet, more or less, to the Westerly boundary line of said Lot 1, which point is also 84.00 feet perpendicularly distant Southerly from the control line of said project, opposite approximate Engineer Station 125+33.41 and is designated as point "F"; thence along said boundary line North 05°23'36" East 14.05 feet, more or less, to the point of beginning as shown on the official map of said project on file at the office of the Utah Department of Transportation.