

WHEN RECORDED MAIL TO AND
MAIL TAX STATEMENTS TO:

State of Utah, DFCM
State Office Bldg., Suite 4110
Salt Lake City, Utah 84114
Attn: Wayne Christensen

ENT 82885:2019 PG 1 of 3
Jeffery Smith
Utah County Recorder
2019 Aug 27 03:03 PM FEE 40.00 BY SM
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED

Tax Parcel Number: 58:032:0168

CT-108662-CAB

(Space Above For Recorder's Use)

RIGHT OF WAY AND EASEMENT GRANT

WESTLAKE PARTNERS, LLC, a Utah limited liability company ("Grantor"), does hereby convey and warrant to the STATE OF UTAH, DIVISION OF FACILITIES AND CONSTRUCTION AND MANAGEMENT, a division of the Department of Administrative Services ("Grantee"), its successors and assigns, for the sum of ONE DOLLAR (\$1.00) in hand paid and other good and valuable consideration receipt of which is hereby acknowledged, a non-exclusive right-of-way and easement for unobstructed pedestrian and vehicular ingress and egress, on, over, across and through the following described land and premises situated in the County of Utah, State of Utah, and more particularly described as follows, to-wit (the "Grantor Property"):

A portion of the Northwest Quarter of Section 14, Township 5 South, Range 1 West, Salt Lake Base & Meridian, located in Saratoga Springs, Utah, more particularly described as follows:

A portion of the Northwest Quarter of Section 14, Township 5 South, Range 1 West, Salt Lake Base & Meridian, located in Saratoga Springs, Utah, more particularly described as follows:

Beginning at the Southeast Corner of Lot 3, Plat "A", *SARATOGA SPRINGS COMMERCIAL* subdivision according to the official plat thereof, said point being located N0°22'47"E along the Section Line 458.29 feet and East 965.79 feet from the West 1/4 Corner of Section 14, Township 5 South, Range 1 West, Salt Lake Base & Meridian; thence East along said subdivision 77.00 feet; thence South 238.38 feet; thence West 77.00 feet; thence North 238.38 feet to the point of beginning.

Contains: ±0.42 Acres

TO HAVE AND TO HOLD the same unto said STATE OF UTAH, DIVISION OF FACILITIES CONSTRUCTION AND MANAGEMENT, its successors and assigns, until such time as a Commercial Plat encompassing the Grantor Property is recorded, at which time the right-of-way and easement granted herein shall automatically terminate and be of no further force or effect.

Grantor reserves the right for itself and others to use the Grantor Property as it determines appropriate, consistent with the easement granted herein to Grantee. Grantee shall use the easement granted herein with due regard to the rights of others and their use of the Grantor Property.

This right-of-way shall be binding upon and inure to the benefit of the successors and assigns of Grantor(s) and the successors and assigns of Grantee, and may be assigned in whole or in part by Grantee.

It is hereby understood that any parties securing this grant on behalf of Grantee are without authority to make any representations, covenants or agreements not herein expressed.

[Remainder of page intentionally left blank]

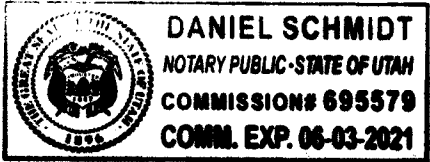
WITNESS the execution hereof this 31 day of July 2019.

WESTLAKE PARTNERS, LLC, a Utah limited liability company

By: 
Richard Mendenhall, Manager

STATE OF UTAH)
 §
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 31 day of July 2019 by Richard Mendenhall, in his capacity as the Manager of Westlake Partners, LLC.




Notary Public

My Commission Expires: 6/3/21

[Signature page for Special Warranty Deed]