

Parcel No. 1005:4:A
Project No. NM-1005(1)

Utah Department of Transportation
Roadway Design
Fourth Floor
4501 South 2700 West
Salt Lake City, Utah 84119-5994

WARRANTY DEED
(Controlled Access)
(Corporation)

NO FEE

4951412
10 AUGUST 90 11:11 AM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
UTAH STATE DEPT OF TRANSPORTATION
REC BY: REBECCA GRAY, DEPUTY

1211

4951412

BENEFICIAL DEVELOPMENT CORPORATION, a Utah corporation, "Grantor", hereby conveys and warrants to the UTAH DEPARTMENT OF TRANSPORTATION, at 4501 South 2700 West, Salt Lake City, Utah 84119, "Grantee", for the sum of Ten Dollars (\$10.00) and other considerations, the following described parcel of land in Salt Lake County, State of Utah, to-wit:

A parcel of land in fee for an expressway known as project No. 1005, being part of an entire tract of property situate in Lots 3 and 4, Westlakes Business Park No. 2, in the NW1/4SW1/4 of Section 20, T. 1 S., R. 1 W, S.L.B.&M. The boundaries of said parcel of land are described as follows:

Beginning at the Southwest corner of said Lot 6; thence N. 25°31'52"W. 1010.19 ft. to a point of tangency with a 2789.79-foot radius curve to the right; thence Northerly 341.92 ft. along the arc of said curve; thence N. 35°49'28" E. 35.25 ft. to a point 40.00 ft. perpendicularly distant southerly from the centerline of 2400 South Street; thence N. 89°50'10" E. 56.37 ft. along a line parallel with said centerline; thence N. 0°09'50" W. 71.5 ft. to the northerly boundary line of said entire tract; thence S. 89°50'10" W. 108.18 ft.; thence Southerly 446.67 ft. along the arc of a 2789.79-foot radius curve to the left (Note: Tangent to said curve at its point of beginning bears S. 16°21'27" E.); thence S. 25°31'52" E. 1010.19 ft. to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation. The above described parcel of land contains 0.170 acre.

To enable the Grantee to construct and maintain a public highway as an expressway, as contemplated by Title 27, Chapter 12, Section 96, Utah Code Annotated, 1953, as amended, the Grantor hereby releases and relinquishes to the Grantee any and all rights or easements appurtenant to the Grantors remaining property by reason of the location thereof with reference to said highway, including, without limiting the foregoing, all rights of ingress to or egress from the Grantor's remaining property contiguous to the lands hereby conveyed, to or from said highway.

IN WITNESS WHEREOF, the said corporation has hereunto subscribed its name and affixed its corporate seal this 19th day of May, 1990.

BENEFICIAL DEVELOPMENT CORPORATION, a Utah corporation

ATTEST:

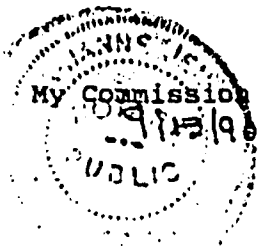
C. Eugene Gronning
C. Eugene Gronning
Its: Secretary

By: Wayne G. Facer WJK
Wayne G. Facer
Its: President

BR5243PG2105

STATE OF UTAH)
 : ss
COUNTY OF SALT LAKE)

On the date first above written, personally appeared before me Wayne G. Facer and C. Eugene Gronning, who, being by me duly sworn, says that he, the said Wayne G. Facer is the President and he, the said C. Eugene Gronning, is the secretary of BENEFICIAL DEVELOPMENT CORPORATION, a Utah corporation, and that the within and foregoing instrument was signed in behalf of said corporation by authority of its Board of Directors, and that said Wayne G. Facer and C. Eugene Gronning, acknowledged to me that said corporation executed the same.



My Commission Expires:

Marianne Jensen
Notary Public - Residing at
Salt Lake County