

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Warranty Deed
(Controlled Access)
(Limited Liability Company)

Utah County Tax ID No. 58:021:0111
Parcel No. R399:701:A2
Project No. MP-R399(41)

Scott and Michelle 3, LLC

a Limited Liability Company of the State of Utah Grantor(s),
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 and no/100 and other good and valuable considerations, Dollars,
and other good and valuable considerations, the following described parcel of land in
Utah County, State of Utah, to-wit:

25% interest in a parcel of land in fee, being part of an entire tract of property, situate in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ and
in Lot 4 of Section 2, T.5S. R.1W., S.L.B.&M. The boundaries of said parcel of land are described as
follows:

Beginning at a point which is 1334.22 feet N. 00°03'14" E. along the section line and 27.38 feet East
from the West Quarter Corner of said Section 2; and running thence N. 11°59'53" W. 41.39 feet along the
westerly boundary line of said entire tract; thence Easterly 180.58 feet along the arc of a 960.00-foot radius
non-tangent curve to the left (Note: Chord to said curve bears N. 83°21'41" E. for a distance of
180.31 feet) to a point of tangency; thence N. 77°58'22" E. 157.32 feet; thence N. 37°29'45" E. 68.39 feet;
thence S. 12°01'41" E. 169.00 feet; thence N. 60°40'46" W. 67.52 feet; thence S. 77°58'22" W. 158.65 feet
to a point of curvature with a 1040.00-foot radius curve to the right; thence Westerly 180.34 feet along the

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arc of said curve (Note: Chord to said curve bears S. 82°56'25" W. for a distance of 180.11 feet) to the westerly boundary line of said entire tract; thence N. 12°09'24" W. 39.95 feet along said westerly boundary line 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 33,471 square feet, or 0.768 acre.

ALSO:

The Owners of said entire tract of property hereby release and relinquish to said Utah Department of Transportation any and all rights appurtenant to the remaining property of said Owners by reason of the location thereof with reference to Redwood Road (SR-68), including, without limiting the foregoing, all rights of ingress to or egress from said Owners' remaining property contiguous to the lands conveyed, to or from said Redwood Road (SR-68) across the following described line:

Beginning at a point which is 673.50 feet N. 89°48'50" E. along the quarter section line and 90.00 feet North from the West Quarter Corner of said Section 2; and running thence N. 12°01'41" W. 172.99 feet; thence N. 20°33'32" W. 101.12 feet; thence N. 12°01'41" W. 344.57 feet; thence N. 04°16'40" W. 111.23 feet; thence N. 12°01'41" W. 244.59 feet; thence N. 08°08'18" W. 250.62 feet; thence N. 12°01'41" W. 26.59 feet to a point designated as POINT "L"; thence N. 12°01'41" W. 169.00 feet to a point designated as POINT "M"; thence N. 12°01'41" W. 1170.14 feet; thence N. 50°54'18" W. 31.14 feet. EXCEPTING and reserving to said Owners, their successors or assigns, the right of access to said Redwood Road (SR-68), known as Project No. F-0068(45)33, over and across the westerly right of way and limited-access line of said Redwood Road (SR-68) between the above designated POINT "L" and POINT "M".

