

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:A3
	Project No.	MP-R399(41)

Bryce and Sherri 4, 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".

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IN WITNESS WHEREOF, said Bryce and Sherri 4, LLC  
has caused this instrument to be executed by its proper officers thereunto duly authorized,  
this 17th day of August, A.D. 2009.

STATE OF UTAH )  
) ss.  
COUNTY OF SALT LAKE )

Bryce and Sherri 4, LLC  
Limited Liability Company  
By *Bryce E. Holbrook*  
Manager

On the date first above written personally appeared before me,  
Bryce E. Holbrook, who, being by me duly sworn, says that he is the  
Manager of Bryce and Sherri 4, LLC, a Limited Liability Company, and that the within and  
foregoing instrument was signed on behalf of said company by authority of its Articles of Organization, and  
said Bryce E. Holbrook acknowledged to me that said company  
executed the same.

WITNESS my hand and official stamp the date in this certificate first above written:

*(Signature)*  
\_\_\_\_\_  
Notary Public

