

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

ENT 65346:2019 PG 1 of 4
Jeffery Smith
Utah County Recorder
2019 Jul 16 08:59 AM FEE 0.00 BY IP
RECORDED FOR Meridian Title Company
ELECTRONICALLY RECORDED

Warranty Deed
(Limited Liability Company)

Utah County

MTC #271415
Tax ID No. 65:483:0001
PIN No. 9994
Project No. F-0089(276)345
Parcel No. 0089:104

Sand Pharmacy American Fork 10577 LLC, a Delaware limited liability company, Grantor(s), hereby CONVEYS AND WARRANTS to the UTAH DEPARTMENT OF TRANSPORTATION, at 4501 South 2700 West, Salt Lake City, Utah 84114, Grantee, for the sum of TEN (\$10.00), Dollars, and other good and valuable considerations, the following described parcel of land in Utah County, State of Utah, to-wit:

A parcel of land in fee for the widening of the existing highway US-89 known as Project No. F-0089(276)345, being part of an entire tract of property situate in Lot 1 of CVS American Fork Plaza Subdivision No. 2, a subdivision recorded as Entry No. 77142:2016 in the Utah County Recorder's Office, in the NE1/4 NW1/4 of Section 24, T.5S., R.1E., S.L.B.&M. The boundaries of said parcel of land are described as follows:

Beginning at the southeast corner of said Lot 1, said corner is also 59.29 feet perpendicularly distant northerly from the State Street (US-89) Control Line opposite approximate engineer station 929+93.84; and running thence N.73°17'02"W. 27.67 feet along the southerly lot line of said Lot 1 to a point 59.30 feet perpendicularly distant northerly from said control line opposite engineer station 930+21.50; thence N.53°15'19"E. 33.24 feet to a point in the easterly lot line of said Lot 1 which point is 86.00 feet perpendicularly distant northerly from said control line opposite engineer station 930+01.70; thence S.00°17'00"W. 27.85 feet along said easterly lot 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 370 square feet or 0.009 acre in area, more or less.

Continued on Page 2
LIMITED LIABILITY RW-01LL (11-01-03)

PAGE 2

PIN No. 9994
Project No. F-0089(276)345
Parcel No. 0089:104

(Note: Rotate all bearings in the above description 00°01'14" clockwise to obtain highway bearings.)

IN WITNESS WHEREOF, said Sand Pharmacy American Fork 10577 LLC, a Delaware limited liability company, has caused this instrument to be executed by its proper officers thereunto duly authorized, this 11 day of July, A.D. 20 19.

Sand Pharmacy American Fork 10577, LLC, a Delaware limited liability company

By: [Signature]
Ryan Baughman
Its: Manager

AND

By: SK Desert Ridge JV, LLC
Its: Manager

By: [Signature]
Ryan Baughman
Its: Manager

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On this, the 11th day of July, 2019, personally appeared before me, Ryan Baughman, as a manager of Sand Pharmacy American Fork 10577, LLC, a Delaware Company, and as manager of SK Desert Ridge JV, LLC, which is a manager of Sand Pharmacy American Fork 10577, LLC., and in that capacity

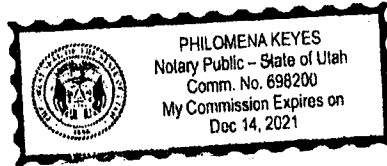
PAGE 3

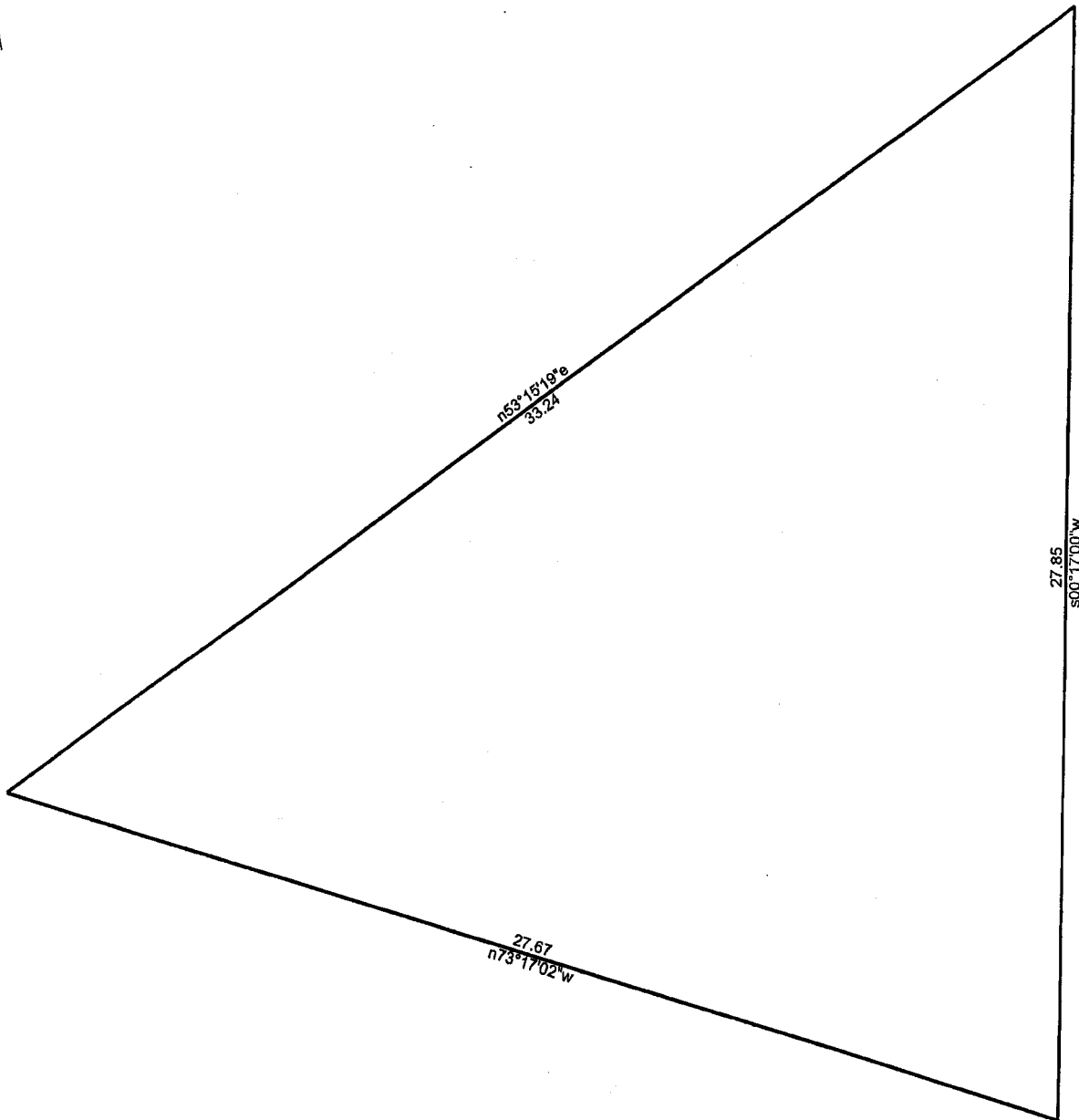
PIN No. 9994
Project No. F-0089(276)345
Parcel No. 0089:104

being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by herself/himself as the manager/a member.

In witness whereof, I hereunto set my hand and official seal.

Philomena Keyes
Notary Public





Parcel 104

4/26/2018

Scale: 1 inch= 4 feet

File: 9994_F-0089(276)345_01P_104_Deedplotter.ndp

Tract 1: 0.0085 Acres (370 Sq. Feet), Closure: n29.5332e 0.01 ft. (1/15129), Perimeter=89 ft.

- 01 n73.1702w 27.67
- 02 n53.1519e 33.24
- 03 s00.1700w 27.85