

222274

WHEN RECORDED, MAIL TO:
Provo City Corporation
351 West Center
Provo, Utah 84603

ENT 10253:2015 PG 1 of 4
Jeffery Smith
Utah County Recorder
2015 Feb 10 03:34 PM FEE 18.00 BY SW
RECORDED FOR Meridian Title Company
ELECTRONICALLY RECORDED

Special Warranty Deed
(CONTROLLED ACCESS)
(LIMITED LIABILITY COMPANY)

Utah County

Tax ID No. 21:055:0001
21:055:0002
21:056:0015
Pin No. 10532
Parcel No. LC49:27:AC4
Project No. F-LC49(129)

REELMAN, LLC, a Limited Liability Company of the State of Utah, Grantor, hereby CONVEY AND WARRANT against all claiming by, through or under them, and against acts of themselves, to Provo City Corporation, at 351 West Center, Provo, Utah 84603, 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:

An undivided 20% interest in a parcel of land in fee for the Provo City Westside Connector known as Project No. F-LC49(129), being part of an entire tract of property situate in Lot 2 and Lot 3 of Section 14, T.7S., R.2E., SLB&M. The boundaries of said parcel of land are described as follows:

Beginning in the easterly boundary line of said entire tract, as referenced in that certain Boundary Line Agreement, recorded as Entry No. 375:2007 in the office of the Utah County Recorder, at a point 75.00 feet perpendicularly distant northerly from the right of way control line of said Provo City Westside Connector opposite approximate Engineers Station 235+98.41, which point is 850.96 feet N.88°50'50"E along the Section line and 1320 feet S.01°09'10"E., and 782.98 feet S.00°23'29"E. from the North Quarter corner of said Section 14; and running thence S.00°23'29"E. 353.72 feet along said easterly boundary line to a point 268.60 feet perpendicularly distant southerly from said right of way control line opposite approximate Engineers Station 236+82.22; thence N.63°59'18"W. 138.93 feet to a point 238.14 feet perpendicularly distant southerly from said right of way control line opposite approximate Engineers Station 235+46.67; thence N.07°52'21"W. 127.18 feet to a point 119.58 feet perpendicularly distant southerly from said right of way control line opposite approximate Engineers Station 235+00.65; thence N.69°53'00"W. 140.03 feet to a point 103.05 feet perpendicularly distant southerly from said right of way control line opposite approximate Engineers Station 233+61.59; thence N.81°27'30"W. 200.51 feet to a point 119.83 feet perpendicularly distant southerly from said right of way control line opposite approximate Engineers Station 231+61.79;

thence N.79°39'21"W. 119.73 feet to a point 126.09 feet perpendicularly distant southerly from said right of way control line opposite approximate Engineers Station 230+42.22; thence N.00°24'10"W. 37.15 feet to a point 90.00 feet perpendicularly distant southerly from said right of way control line opposite approximate Engineers Station 230+33.40; thence N.76°39'33"W. 495.25 feet parallel with said right of way control line; thence S.70°55'48"W. 152.07 feet to the westerly boundary line of said entire tract and said Boundary Line Agreement at a point 171.55 feet radially distant southerly from said right of way control line opposite approximate Engineers Station 224+11.15; thence N.00°09'10"W. 255.80 feet along said westerly boundary line to a point 75.00 feet radially distant northerly from said right of way control line opposite approximate Engineers Station 223+45.30; thence Easterly 70.86 feet along the arc of a 1125.00-foot radius non-tangent curve to the left, concentric with said right of way control line (chord bears S.74°51'17"E. 70.85 feet); thence S.76°39'33"E. 1177.36 feet parallel with said right of way control line to the point of beginning.

The above described part of an entire tract contains 245684 square feet in area or 5.640 acres.

(Note: Rotate above bearings 0°00'27" counterclockwise to equal highway bearings.)

To enable Provo City to construct and maintain a public highway as an expressway, as contemplated by Title 72, Chapter 6, Section 117, Utah Code Annotated, 1998, as amended, the Owners of said entire tract of property hereby release and relinquish to said Provo City any and all rights appurtenant to the remaining property of said Owners by reason of the location thereof with reference to said highway, including, without limiting the foregoing, all rights of ingress to or egress from said Owner's remaining property contiguous to the lands hereby conveyed to or from said highway; **EXCEPTING** and reserving to said Owners, their successors or assigns, the right of access to the nearest roadway of said highway over and across the Southerly right of way line for a 30.00 foot section, which said section centers at a point directly opposite Highway Engineer Station 227+75.

IN WITNESS WHEREOF, said REELMAN, LLC has caused this instrument to be executed by its proper officers thereunto duly authorized, this 30th day of January, A.D. 20 15.

STATE OF Utah)
) ss.
COUNTY OF Salt Lake)

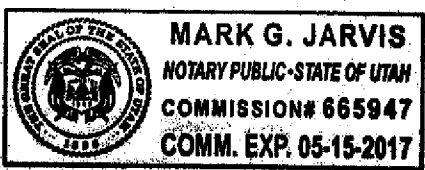
REELMAN, LLC.
Limited Liability Company
By [Signature]
Manager

On the date first above written personally appeared before me, Richard Rappaport, who, being by me duly sworn, says that he is the Manager of REELMAN, 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 _____ 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





PUBLIC WORKS
ENGINEERING
TEL 801 852 6740
1377 S 350 E
PROVO UT 84606

222274

February 10, 2015

Utah County Recorder

Please allow Meridian Title to record the Deed granting property to Provo City from Echo Ridge, LC, a Utah limited liability company, as to an undivided 48.00% interest; SRG INVESTMENT, L.C., as to an undivided 20.00% interest; Reelman, LLC, a Utah limited liability company, as to an undivided 20.00% interest and J L.C., as to an undivided 12.00% interest. Provo City requests that no recording fee be charged as it is property being granted to the City.

Thank you.

A handwritten signature in cursive script that reads "David Graves".

David Graves, P.E.
Deputy Public Works Director/City Engineer