

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

F 82483UDK

11633425  
05/03/2013 11:17 AM \$0.00  
Book - 10134 Pg - 7781-7783  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
FOUNDERS TITLE  
746 WINCHESTER ST STE 100  
SLC UT 84107  
BY: DDK, DEPUTY - WI 3 P.

**Warranty Deed**  
(Limited Liability Company)

Salt Lake County	Tax ID No.	21-17-101-047 21-17-101-073
	Parcel No.	0173:136
	Project No.	S-0173(16)5

FPA West Point, LLC, a Delaware limited liability company  
a Limited Liability Company of the State of Delaware 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 (\$10.00) Dollars,  
and other good and valuable considerations, the following described parcel of land in  
Salt Lake County, State of Utah, to-wit:

A parcel of land in fee for the widening of the existing highway State Route 173 known as Project No. S-0173(16)5, being part of an entire tract of property situate in the NW1/4NW1/4 of Section 17, T.2S., R.1W., S.L.B.&M. The boundaries of said parcel of land are described as follows:

Beginning at a northwest corner of said entire tract in the southerly right of way line of the existing highway State Route 173 which corner is 1,292.91 feet N.89°56'30"E. along the northerly section line of said Section 17 and 73.00 feet S.00°03'30"E. (1,292.95 feet East and 71.71 feet South by record) and 173.96 feet (173.75 feet by record) S.89°56'30"W. and 295.65 feet N.86°25'15"W. (N.86°25'52"W. by record) from the Northwest Corner of said Section 17, said corner is also approximately 48.14 feet perpendicularly distant southerly from the control line of said project opposite engineer station 573+31.93; and running thence S.86°25'15"E. (S.86°25'52"E. by record) 40.08 feet along said southerly right of way line to a northeast corner of said entire tract; thence S.00°03'30"E. 7.33 feet along the easterly boundary

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Project No. S-0173(16)5

line of said entire tract to a line parallel with and 58.00 feet perpendicularly distant southerly from said control line; thence S.89°57'32"W. 40.00 feet along said parallel line to the westerly boundary line of said entire tract; thence N.00°03'30"W. 9.86 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 344 square feet or 0.008 acre in area, more or less.

(Note: Rotate all bearings in the above description 00°14'34" clockwise to obtain highway bearings.)

Together with any and all abutter's rights of underlying fee to the center of the existing right of way appurtenant to this conveyance.

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BK 10134 PG 7782

