

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

MAIL COPY TO:  
Utah Transit Authority  
PO Box 30810  
Salt Lake City, Utah 84130-0810

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

Utah County

Tax ID No. 57:012:0003  
Pin No. 10266  
Project No. S-0265(23)3  
Parcel No. 0265:139:A

NTA 16-2499

TRU 2005 RE I, LLC, a Delaware limited liability company, having an address at c/o Toys "R" Us, One Geoffrey Way, Wayne, NJ 07470, (973) 617-3500, Grantor, CONVEYS AND WARRANTS against all claiming by, through or under them, and against acts of themselves, to the UTAH DEPARTMENT OF TRANSPORTATION, Grantee, at 4501 South 2700 West, Salt Lake City, Utah 84114, for the sum of TEN (\$10.00) Dollars, and other good and valuable consideration, the following described parcel of land in Utah County, State of Utah, to-wit:

A parcel of land in fee, being part of an entire tract of property, situate in Lot 3, Plat "A", University Square Subdivision, according to the official plat thereof on file and recorded April 30, 1991 as Entry No. 15740 as Map No. 4167-52 of plats, situate in the NW1/4NW1/4 of Section 26, T.6S., R.2E., S.L.B.&M., for the construction of improvements incident to the Provo-Orem Transportation Improvement Project, known as project number S-0265(23)3.

Beginning at the northwest corner of said Lot 3, which point is on the southerly right of way and limited access line of State Route 265 (University Parkway), which point is also

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1,956.41 feet (1,956.00 feet measured) N. 00°44'08" W. and 57.74 feet (53.49 feet measured) East and 420.53 feet S. 89°15'43" E. (424.77 feet S. 89°13'23" E. measured) from the West Quarter Corner of said Section 26; thence along the northerly boundary line of said Lot 3 and said right of way and limited access line the following two (2) courses (one (1) course measured S. 89°13'23" E. 240.18 feet): (1) S. 89°15'43" E. 187.97 feet; (2) S. 89°06'37" E. 52.20 feet, more or less, to the northeast corner of said Lot 3; thence along the easterly boundary line of said Lot 3 S. 00°44'17" W. 35.50 feet to a point which is 100.50 feet perpendicularly distant southerly from the control line of said project, opposite approximate Engineer Station 148+46.92 and is designated as point "BB"; thence N. 89°13'23" W. 17.19 feet to a point which is 100.50 feet perpendicularly distant southerly from the control line of said project, opposite Engineer Station 148+29.74 and is designated as point "AA"; thence N. 89°13'23" W. 54.00 feet to a point which is 100.50 feet perpendicularly distant southerly from the control line of said project, opposite Engineer Station 147+75.74 and is designated as point "W"; thence N. 89°13'23" W. 18.85 feet to a point which is 100.50 feet perpendicularly distant southerly from the control line of said project, opposite Engineer Station 147+56.89; thence N. 00°46'37" E. 4.00 feet to a point which is 96.50 feet perpendicularly distant southerly from the control line of said project, opposite Engineer Station 147+56.89; thence N. 89°13'23" W. 150.15 feet, more or less, to the westerly boundary line of said Lot 3, which point is also 96.50 feet perpendicularly distant southerly from the control line of said project, opposite approximate Engineer Station 146+06.74 and is designated as point "V"; thence along said boundary line N. 00°44'17" E. 31.50 feet, more or less, to the point of beginning as shown on the official map of said project on file at the office of the Utah Department of Transportation. The above described parcel of land contains 7,926 square feet or 0.182 acre in area, more or less.

(Note: Rotate above bearings counterclockwise 00°14'37" to equal project bearings.)

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To enable the Utah Department of Transportation to construct and maintain a limited access public highway, 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 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 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 between said designated point "V" and said designated point "W", and between said designated point "AA" and said designated point "BB", and as shown on the official map of said project on file at the office of the Utah Department of Transportation.

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**IN WITNESS WHEREOF**, said TRU 2005 RE I, LLC, a Delaware limited liability company, having an address at c/o Toys "R" Us, One Geoffrey Way, Wayne, NJ 07470, (973) 617-3500 has caused this instrument to be executed by its proper officers thereunto duly authorized, this 10<sup>th</sup> day of April, A.D. 20 17.

STATE OF NEW JERSEY )  
 ) ss.  
COUNTY OF PASSAIC )

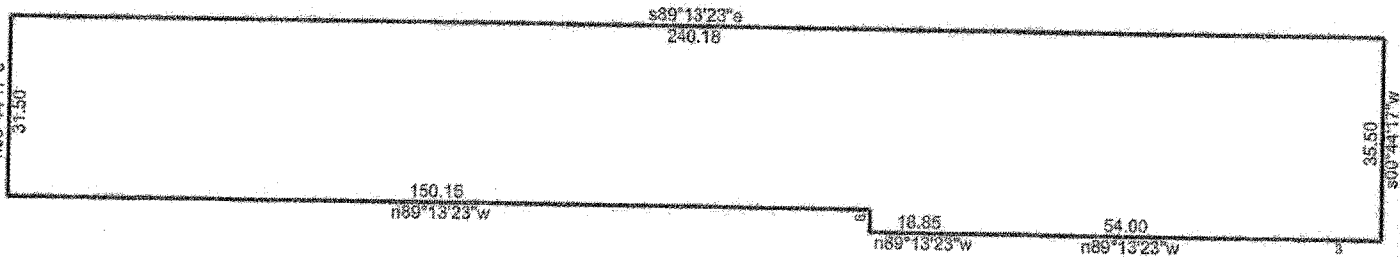
TRU 2005 RE I, LLC  
a Delaware limited liability company

By *David P. Picot*  
Name & Title: David P. Picot  
**Senior Vice President**  
**Property Development**

On the date first above written personally appeared *David P. Picot*, who, being by me duly sworn, says that he is the Sup-Property Development Manager of TRU 2005 RE I, LLC, a Delaware limited liability company, having an address at c/o Toys "R" Us, One Geoffrey Way, Wayne, NJ 07470, (973) 617-3500, and that the within and foregoing instrument was signed in behalf of said company by authority of its Articles of Organization, and said *David P. Picot* acknowledged to me that said company executed the same.

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

*Jacqueline A. Redl*  
**Jacqueline A. Redl Notary Public**  
**A Notary Public of New Jersey**  
**My Commission Expires August 6, 2019**



Parcel 139:A

5/26/2016

Scale: 1 inch= 31 feet

File: 10266\_S-0265(23)3\_14P\_139\_A\_DeedPlot.ndp

Tract 1: 0.1820 Acres (7926 Sq. Feet), Closure: s89.1257e 0.01 ft. (1/75675), Perimeter=551 ft.

- 01 s89.1323e 240.18
- 02 s00.4417w 35.50
- 03 n89.1323w 17.19
- 04 n89.1323w 54.00
- 05 n89.1323w 18.85
- 06 n00.4637e 4.00
- 07 n89.1323w 150.15

08 n00.4417e 31.50