

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

ENT6824:2019 PG 1 of 4  
**Jeffery Smith**  
**Utah County Recorder**  
2019 Jan 28 09:07 AM FEE 0.00 BY SW  
RECORDED FOR National Title Agency of Utah, Inc.  
ELECTRONICALLY RECORDED

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

Utah County

Tax ID No. 57:012:0005  
57:014:0001  
Pin No. 10266  
Project No. S-0265(23)3  
Parcel No. 0265:141:A

Family Center Orem Shopping Center, LLC, a Delaware limited liability company,  
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 5, 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 and situate in Lot 1 Plat "C",  
University Square Subdivision, according to the official plat thereof on file and recorded  
December 10, 1991 as Entry No. 48721 as Map No. 4355-55, 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.

NTA 17-2583

Pin No. 10266  
Project No. S-0265(23)3  
Parcel No. 0265:141:A

Beginning at the northwest corner of said Lot 5, which point is on the southerly right of way and limited access line of State Route 265 (University Parkway) in Orem, Utah, which point is also 1,956.41 feet N.  $00^{\circ}44'08''$  W. along the section line and 57.74 feet East and 660.71 feet S.  $89^{\circ}14'59''$  E. (*S.  $89^{\circ}10'57''$  E. measured*) from the West Quarter Corner of said Section 26; thence along the northerly boundary line of said Lot 5 and said Lot 1 and said southerly right of way and limited access line S.  $89^{\circ}06'37''$  E. 259.50 feet (*S.  $89^{\circ}13'23''$  E. 259.49 feet measured*) to the northeast corner of said Lot 1, thence along the easterly boundary line of said Lot 1 S.  $00^{\circ}43'48''$  W. 27.50 feet to a point which is 92.50 feet perpendicularly distant southerly from the control line of said project, opposite approximate Engineer Station 151+06.41; thence N.  $88^{\circ}21'17''$  W. 66.00 feet to a point which is 91.50 feet perpendicularly distant southerly from the control line of said project, opposite Engineer Station 150+40.42; thence N.  $89^{\circ}13'23''$  W. 181.49 feet to a point which is 91.50 feet perpendicularly distant southerly from the control line of said project, opposite Engineer Station 148+58.93; thence S.  $53^{\circ}55'03''$  W. 15.00 feet, more or less, to the westerly boundary line of said Lot 5, which point is also 100.50 feet perpendicularly distant southerly from the control line of said project, opposite Engineer Station 148+46.92; thence along said boundary line N.  $00^{\circ}44'17''$  E. 35.50 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 6,964 square feet or 0.160 acre in area, more or less.

(Note: Rotate above bearings counterclockwise  $00^{\circ}14'37''$  to equal project bearings.)

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



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of LOS ANGELES )

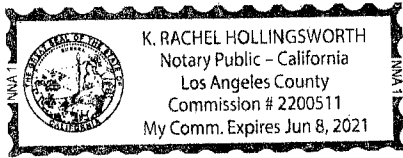
On DECEMBER 7, 2018 before me, K. RACHEL HOLLINGSWORTH, NOTARY PUBLIC  
*Date Here Insert Name and Title of the Officer*

personally appeared STEVEN USDAN  
*Name(s) of Signer(s)*

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/it~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]  
*Signature of Notary Public*

*Place Notary Seal Above*

**OPTIONAL**

*Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_  
Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_  
Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_