

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

Special Warranty Deed
(Controlled Access)
(Limited Liability Company)

Utah County Tax ID No. 12:029:0030
 Parcel No. R399:735NT:A
 Project No. MP-R399(41)

051-5303454

_____ IR Lehi, LLC _____
a Limited Liability Company of the State of _____ Utah _____ Grantor(s),
hereby CONVEYS AND WARRANTS against all claiming by, through or under them, and against
acts of themselves, to the UTAH DEPARTMENT OF TRANSPORTATION,
at 4501 South 2700 West, Salt Lake City, Utah 84119, Grantee,
for the sum of ten _____ 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, being part of entire tract of property situate in the SW $\frac{1}{4}$ NE $\frac{1}{4}$ and the
SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 6, 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 entire tract which is 790.15 feet S. 89°48'10" W. along the
quarter section line and 55.18 feet north from the East Quarter Corner of said Section 6 (Note: Said point
of beginning is 435.40 feet perpendicularly distant northerly from the centerline of the westbound frontage
road of Project No. MP-R399(41) at approximate Engineer Station 411+92.27); and running thence along
the southerly boundary line of said entire tract N. 89°45'54" W. 532.30 feet to a point which is 527.02 feet
radially distant northerly from said centerline at Engineer Station 405+41.29; thence S. 89°36'14" W.
341.51 feet along said southerly boundary line to a point which is 426.64 feet perpendicularly distant
northerly from said centerline at Engineer Station 154+25.52; thence Northeasterly 730.85 feet along the

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arc of a 578.01-foot radius non-tangent curve to the left (Note: Chord to said curve bears N. 33°23'36" E. for a distance of 683.13 feet) to a point which is 1095.06 feet radially distant northerly from said centerline at Engineer Station 406+93.13; thence N. 30°51'28" W. 501.73 feet to a point which is 1416.44 feet perpendicularly distant northerly from said centerline at Engineer Station 152+34.48; thence N. 40°19'09" W. 555.24 feet to the northeasterly boundary line of said entire tract, which point is 1710.66 feet perpendicularly distant northerly from said centerline at Engineer Station 147+63.59; thence along said northeasterly boundary line the following ten (10) courses and distances: (1) S. 44°35'46" E. 37.37 feet; thence (2) Southeasterly 52.09 feet along the arc of a 975.00-foot radius curve to the right (Note: Chord to said curve bears S. 43°03'56" E. for a distance of 52.08 feet); thence (3) S. 41°32'07" E. 155.40 feet; thence (4) Southerly 37.89 feet along the arc of a 1025.00-foot radius tangent curve to the left (Note: Chord to said curve bears S. 42°35'39" E. for a distance of 37.89 feet); thence (5) S. 43°39'11" E. 778.51 feet; thence (6) Southeasterly 107.60 feet along the arc of a 1025.00-foot radius curve to the left (Note: Chord to said curve bears S. 46°39'38" E. for a distance of 107.55 feet); thence (7) S. 49°40'04" E. 351.25 feet; thence (8) Southerly 212.03 feet along the arc of a 660.00-foot radius non-tangent curve to the right (Note: Chord to said curve bears S. 09°51'07" E. for a distance of 211.12 feet); thence (9) S. 00°38'54" E. 82.95 feet; thence (10) Southerly 60.09 feet along the arc of a 640.00-foot radius curve to the left (Note: Chord to said curve bears S. 03°20'18" E. for a distance of 60.07 feet) 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 352,655 square feet, or 8.096 acre.

(Note: Rotate above bearings 00°00'23" counterclockwise to equal 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.

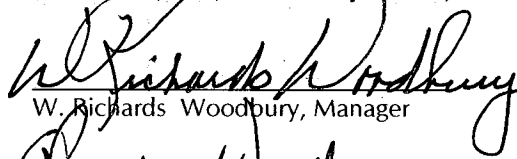
To enable the Utah Department of Transportation to construct and maintain a public highway as a freeway or an expressway, as contemplated by Title 72, Chapter 6, Section 117, Utah Code annotated, 1998, as amended, the Owners of said entire tract of property hereby release and relinquish to said Utah 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 Owners' remaining property contiguous to the lands hereby conveyed, to or from said highway.

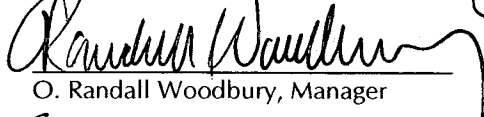
Handwritten signature and initials, possibly 'W' and 'W'.

IR LEHI L.L.C., a Utah limited liability company

By: WOODFIELD, L.C., a Utah limited liability company, Its Manager

By: SEVEN SYNDICATE, L.C., a Utah corporation, Its Manager

By: 
W. Richards Woodbury, Manager

By: 
O. Randall Woodbury, Manager

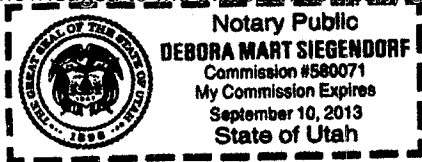
By: 
Richard L.K. Mendenhall, Manager

By: 
Stanford Ricks, Manager

ACKNOWLEDGMENT

STATE OF UTAH)
 : SS.
COUNTY OF SALT LAKE)

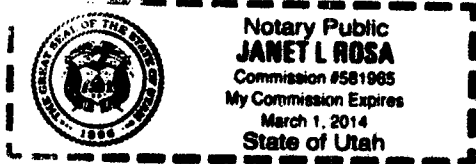
On the 17th day of May, 2010, before me personally appeared W. RICHARDS WOODBURY and O. RANDALL WOODBURY, to me personally known, who being by me duly sworn did say that they are the Managers of SEVEN SYNDICATE, L.C., known to be the Manager of WOODFIELD, L.C., known to be the Manager of IR LEHI L.L.C., the company that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of said company therein named, and acknowledged to me that such company executed the within instrument pursuant to its Operating Agreement.



Debora Mart Siegendorf
Notary Public

STATE OF UTAH)
 : SS.
COUNTY OF SALT LAKE)

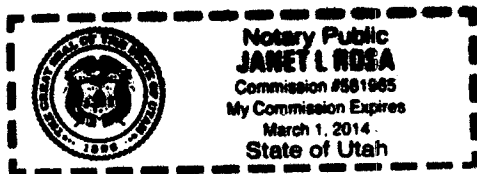
On the 14th day of May, _____, before me personally appeared RICHARD L.K. MENDENHALL, to me personally known, who being by me duly sworn did say that he is the Manager of WOODFIELD, L.C., known to be the Manager of IR LEHI L.L.C., the company that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of said company therein named, and acknowledged to me that such company executed the within instrument pursuant to its Operating Agreement.



Janet L Rosa
Notary Public

STATE OF UTAH)
 : SS.
COUNTY OF SALT LAKE)

On the 14th day of May, _____, before me personally appeared STANFORD RICKS, to me personally known, who being by me duly sworn did say that he is the Manager of CRM INVESTMENTS 2, LC, known to be the Manager of IR LEHI L.L.C., the company that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of said company therein named, and acknowledged to me that such company executed the within instrument pursuant to its Operating Agreement.



Janet L Rosa
Notary Public

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