

Ent 453864 Bk 1228 Pg 331-333
Date: 17-JUL-2018 8:58:12AM
Fee: None Filed By: TC
PEGGY FOY SULSER, Recorder
WASATCH COUNTY CORPORATION
For: UTAH DEPARTMENT OF TRANSPORTATI
ON

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right-of-Way, Fourth Floor
4501 South 2700 West
Box 148420
Salt Lake City, Utah 84114-8420

Affecting Tax ID No. 00-0015-3069

Warranty Deed
(CONTROLLED ACCESS)
(TRUSTEE)
Wasatch County

PIN 16122
Project No. S-0040(172)19
Parcel No. 0040:101:A

Richard M. Baum, Trustee, or his successors in trust, under the Richard M. Baum
Family Living Trust, dated March 6, 2001, and any amendments thereto, Grantor,
of Heber City County of Wasatch, State of Utah,
hereby CONVEY AND WARRANT 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 considerations,
the following described parcel of land in Wasatch County, State of Utah, to-wit:

An undivided 40% interest in a parcel of land in fee for a safety improvement of
the existing US-40, known as Project No. S-0040(172)19, being part of an entire tract of
property, situate in the NE1/4 SW1/4 of Section 8, T.4 S., R.5 E., S.L.B.& M. The
boundaries of said parcel of land are described as follows:

Beginning at the north most corner of said entire tract, which corner is the
intersection of the southwesterly right of way and limited-access line of US-40 and the
southeasterly right of way line of Airport Road (Note: said point of beginning is
2642.17 feet N.89°53'53"E. along the Quarter Section Line and 326.00 feet south from
the West Quarter Corner of said Section 8) and running thence S.37°59'13"E. (Note:
deed bearing = S.37°59'17"E.) 44.24 feet along said southwesterly right of way and

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limited-access line to a point which is 50.00 feet perpendicularly distant southwesterly from the control line of US-40 of Project No.F-0151(1) at Engineer Station 29+25.00; thence N.87°17'32"W. 76.16 feet to said southeasterly right of way line at a point which is 107.75 feet perpendicularly distant from said control line at Engineer Station 28+75.34; thence N.57°22'31"E. 58.00 feet along said southeasterly right of way 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 1,277 square feet or 0.029 acre.

To enable the Utah Department of Transportation 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 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.

Continued on Page 3

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WITNESS, the hand__ of said Grantor__, this 6th day
of June, A.D. 2018.

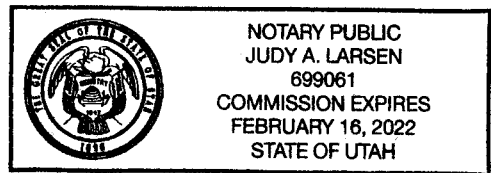
Signed in the presence of:

Judy A. Larsen
STATE OF Utah)
COUNTY OF Wasatch)

) ss. Richard M. Baum, Trustee
) Richard M. Baum, Trustee

On the date first above written personally appeared before me,
Richard M. Baum, Trustee, or his successors in trust, under the Richard M. Baum
Family Living Trust, dated March 6, 2001, and any amendments thereto
who, being by me duly sworn, acknowledged to me that he signed the within and
foregoing instrument in accordance with the authority as Trustee given under the
instrument creating said Trust, and that as Trustee he executed the same.

Judy A. Larsen
Notary Public





State of Utah

GARY R. HERBERT
Governor

SPENCER J. COX
Lieutenant Governor

DEPARTMENT OF TRANSPORTATION

CARLOS M. BRACERAS, P.E.
Executive Director

SHANE M. MARSHALL, P.E.
Deputy Director

July 9, 2018

Liz Palmier
Wasatch County Recorder
25 North Main
Heber City, UT 84032

As per Utah Code Annotated title 63J-1-505, please record at no fee the following documents.

Return the recorded instruments to:

UDOT
c/o Moné Wardle
4501 S. 2700 W.
PO BOX 148420
Salt Lake City, UT 84114-8420

<u>Grantor</u>	<u>Project Number</u>	<u>PIN</u>	<u>Parcel No.(s)</u>
Heber City PM	S-0040(172)19	16122	100N:A
Heber City PM	S-0040(172)19	16122	100N:PUE
Baum	S-0040(172)19	16122	101:A
Earnshaw	S-0040(172)19	16122	101:A2
Wootton	S-0040(172)19	16122	101:A3

Sincerely,

Moné Wardle
ROW Performance Manager

Enclosures