

ENT 15385:2017 PG 1 of 3
JEFFERY SMITH
UTAH COUNTY RECORDER
2017 Feb 14 12:43 pm FEE 0.00 BY DA
RECORDED FOR UDOT-R/W INSTRUMENTS SECTIO

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

Warranty Deed

(LIMITED-PARTNERSHIP)

Affecting Tax ID. No. 34:201:0002 Pin No. 13061 Parcel No. 0089:101 Project No. F-0089(393)348

CPI/American Fork Limited Partnership, an Idaho limited partnership, Grantor, 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 Utah County, State of Utah, to-wit:

A parcel of land in fee for a roadway widening project known as Project No. F-0089(393)348, being part of an entire tract of property, situate in Lot 2, Plat "A", Albertsons Center No.2 Subdivision, also situate in the NE1/4NE1/4 of Section 23, 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 Lot 2, which point also being 49.50 feet perpendicularly distant northerly from the control line of said project at approximate engineer station 209+38.49, and running thence North 89°18'27" West 23.53 feet along the south line of said Lot 2 to a point being 49.50 feet perpendicularly distant northerly from the control line of said project at approximate engineer station 209+14.96; thence North 47°51'45" East 31.92 feet to a point being 71.17 feet perpendicularly distant northerly from the control line of said project at approximate engineer station 209+38.37; thence South 00°22'39" West 21.70 feet along the east line of said Lot 2 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 parcel of land contains 255 square feet or 0.006 acre(s), more or less of which 200 square feet are in existing roadway, net acquisition 55 square feet or 0.001 acre(s).

Continued on Page 2 LIMITED-PARTNERSHIP RW-01LP (11-01-03)

PAGE 2

Pin No. 13061 Parcel No. 0089:101 Project No. F-0089(393)348

(Note: Rotate all bearings in the above description 00°05'27" clockwise to match highway bearings.)

IN WITNESS WHEREOF, the hand of said Grantor has been set this <u>∕</u>, A.D. 20 <u>∠</u>Z. Signed in the presence of: STATE OF) ss **COUNTY OF** On the date first above written personally appeared before me, who being by me duly swom, acknowledged to me that he is partner of the of CPI/American Fork Limited Partnership, an Idaho limited partnership, and that the within and foregoing instrument was signed in behalf of said Limited-Partnership by authority of all partners, and said Grantor acknowledged to me that said Limited-Partnership executed the same WITNESS my hand and official stamp the date in this certificate first above written: **Notary Public**

ACKNOWLEDGMENT

STATE OF IDAHO)
) ss.
County of Ada)

On this 13th day of January, 2017, before me, a Notary Public, personally appeared Roger D. Cantlon, who being by me duly sworn, acknowledged to me that he is President of Cantlon Properties, Inc., the General Partner of CPI/American Fork Limited Partnership, an Idaho limited partnership, and that the within and foregoing instrument was signed in behalf of said Limited Partnership, and said Grantor acknowledged to me that said Limited Partnership executed the same.

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

PUBLIC OF TO TO

NOTARY PUBLIC FOR IDAHO

My Commission Expires: 03/08/2018