

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

ENT 24156:2019 PG 1 of 2
Jeffery Smith
Utah County Recorder
2019 Mar 25 02:40 PM FEE 0.00 BY DA
RECORDED FOR Meridian Title Company
ELECTRONICALLY RECORDED

Warranty Deed
(CONTROLLED ACCESS) MTC #257619
(LIMITED LIABILITY COMPANY) Tax ID No. 12-018-0006
Utah County PIN No.12158
Project No. S-I15-6(228)280
Parcel No. S-I15-6:264:A

JD XIII, LLC, a Limited Liability Company of the State of Utah, Grantor, hereby CONVEYS AND WARRANTS 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 Utah County, State of Utah, to-wit:

A parcel of land in fee for the widening of existing I-15, known as Project No. S-I15-6(228)280 being part of an entire tract of property situate in the NW1/4 SW1/4 of Section 5, Township 5 South, Range 1 East, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the intersection of the southeasterly boundary line of said entire tract and the existing southwesterly highway right of way and no-access line of said I-15 at a point 169.88 feet radially distant southwesterly from the right of way control line of said Project, opposite approximate Engineers Station 2218+29.31, which point is approximately 176.00 feet South and 565.52 feet S.45°00'00"E. and 137.18 feet N.43°33'00"E. from the West Quarter corner of said Section 5; and running thence S.43°33'00"W. 15.18 feet along said southeasterly boundary line to a point 185.00 feet radially distant southwesterly from the right of way control line of said Project, opposite approximate Engineers Station 2218+30.78; thence N.60°57'30"W. 97.82 feet to said existing southwesterly highway right of way and no-access line at a point 200.00 feet radially distant southwesterly from the right of way control line of said Project, opposite approximate Engineers Station 2219+29.08; thence along said existing southwesterly highway right of way and no-access line the following two (2) courses and distances: (1) thence S.81°30'37"E. 56.09 feet; (2) thence S.55°08'51"E. 49.36 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.

PIN No.12158
Project No. S-115-6(228)280
Parcel No. S-115-6:264:A

The above described parcel of land contains 1333 square feet in area or 0.031 acre.

Basis of Bearing: S.00°11'59"E along the Section line between the West Quarter corner and Southwest corner of said Section 5, Township 5 South, Range 1 East, Salt Lake Base and Meridian.

To enable the Utah Department of Transportation to construct and maintain a public highway as a freeway, 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.

IN WITNESS WHEREOF, said JD XIII, LLC has caused this instrument to be executed by its proper officers thereunto duly authorized, this 13 day of Dec, A.D. 20 18.

STATE OF Utah)
) ss.
COUNTY OF Utah)

JD XIII, LLC
Limited Liability Company
By [Signature] Manager

On this, the 13 day of December, 2018, personally appeared before me John D. Hadfield, the undersigned officer, who acknowledged herself/himself to be the manager/a member of JD XIII, LLC, a Limited Liability Company, and in that capacity being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by herself/himself as the manager/a member.

In witness whereof, I hereunto set my hand and official seal.

Marylou Wakamatsu
Notary Public

