

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

12463300
01/27/2017 09:04 AM \$0.00
Book - 10524 Pg - 2002-2004
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
UT ST-DEPT OF TRANSPORTATION
BOX 148420 ATT: JASON HENLEY
SLC UT 84114-8420
BY: MMA, DEPUTY - WI 3 P.

Warranty Deed
(Controlled Access)
(Limited Liability Company)

Salt Lake County	Tax ID No.	33-01-202-001
	PIN No.	10603
	Project No.	S-0154(70)1
	Parcel No.	0154:112:A

Richards Real Estate Holdings, LLC

a Limited Liability Company of the State of _____ Utah _____ Grantor(s),
hereby CONVEYS AND WARRANTS to the UTAH DEPARTMENT OF TRANSPORTATION,
at 4501 South 2700 West, Salt Lake City, Utah 84114, Grantee,
for the sum of _____ TEN (\$10.00) _____ Dollars,
and other good and valuable considerations, the following described parcel of land in
_____ Salt Lake _____ County, State of Utah, to-wit:

A parcel of land in fee for the construction of a highway known as Project No. S-0154(70)1, being part of an entire tract of property situate in Lot 2, Cazco Industrial Park Phase 3, recorded as entry no. 9479129 in book 2005P at page 280 in the office of the Salt Lake County Recorder, a subdivision in Governmental Lot 2 of Section 1, T.4S., R.1W., S.L.B.&M. The boundaries of said parcel of land are described as follows:

Beginning at a point in the westerly boundary line of said Lot 2, which point is 873.91 feet N.89°36'40"E. along the north line of said Section 1 and 634.54 feet South and 691.46 feet S.35°30'09"W. from the North Quarter Corner of said Section 1, said point is also approximately 94.50 feet perpendicularly distant northerly from the Bangerter Highway Control Line opposite engineer station 182+66.24; and running thence N.89°35'31"E. 244.06 feet along a line parallel with said control line to a point in an easterly line of said Lot 2; thence S.00°24'29"E. 19.50 feet along said easterly lot line to the existing highway State Route 154 northerly right of way and no-access line; thence S.89°35'31"W. 258.18 feet along said northerly

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right of way and no-access line to the southwest corner of said Lot 2; thence N.35°30'09"E. 24.08 feet along said westerly lot 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 4,897 square feet or 0.112 acre in area, more or less.

(Note: Rotate all bearings in the above description 00°24'29" clockwise to obtain highway bearings.)

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

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BK 10524 PG 2003

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IN WITNESS WHEREOF, said Richards Real Estate Holdings, LLC
has caused this instrument to be executed by its proper officers thereunto duly authorized,
this 10 day of May, A.D. 20 16.

STATE OF Utah)
) ss.
COUNTY OF Salt Lake)

Richards Real Estate Holdings, LLC
Limited Liability Company
By Taylor Richards
Manager

On the date first above written personally appeared before me,
Taylor Richards, who, being by me duly sworn, says that he is the
Manager of Richards Real Estate Holdings, LLC, a Utah Limited Liability Company, and that
the within and foregoing instrument was signed on behalf of said company by authority of its Articles of
Organization, and said Taylor Richards acknowledged to me that
said company executed the same.

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

David L. Peterson
Notary Public

