12134012 9/17/2015 12:20:00 PM \$14.00 Book - 10362 Pg - 3397-3399 Gary W. Ott Recorder, Salt Lake County, UT MERIDIAN TITLE BY: eCASH, DEPUTY - EF 3 P.

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

MTC # 233637

Warranty Deed

(Limited Liability Company)

Salt Lake County

Tax ID No. 14-23-226-002
PIN No. 7704
Project No. S-0085(1)0
Parcel No. 0085:499:ST

Knud	son In	vestments,	LLC, a	<u>Utah lim</u>	ited liabil	ity con	npany fka	(formerl	y known <u>a</u>	is) Knudson
investments, LTD., a Utah limited partnership									_,Grantor(s),	
herel	by COI	NVEYS A	ND WAR	RANTS	to the U	TAH D	DEPARTM	IENT OF	TRANSP	ORTATION,
at	4501	South	2700	West,	Salt	Lake	City,	Utah	84114,	Grantee,
for the sum of					TEN (\$10.00)					Dollars,
and	other	good and	valuable	e consid	erations	, the f	following	describe	d parcel	of land in
	Sal	t Lake	Count	y, State of	Utah, to-	wit:		,		

A parcel of land in fee for a highway known as Project No. S-0085(1)0, being all the remainder of an entire tract of property situate in the NE1/4NE1/4 of Section 23, T.1S., R.2W., S.L.B. & M. The boundaries of said parcel of land are described as follows:

Beginning at the a point on the existing southwesterly right of way line of the frontage road of State Route 201, which point is 1075.11 feet (1075.00 feet by record) S.00°08'00"E, along the section line and 40.01 feet (40.00 feet by record) S.89°52'00"W, from the Northeast Corner of said Section 23, said point is also 1143.09 feet radially distant easterly from the Mountain View Corridor Right of Way Control Line opposite approximate engineer station 1910+85+14; and running thence S.00°41'37"E, 263.41 feet along the easterly boundary line of said entire tract and the westerly right of way line of 5600 West Street to the southeast corner of said entire tract; thence S.89°37'51"W, 936.32 feet along the southerly boundary line of said entire tract to the southwest corner of said entire tract; thence N.00°09'00"W, 361.22 feet along the westerly boundary line of said entire tract to a point in a 1068.00-foot radius non-tangent curve to the right;

Continued on Page 2 COMPANY RW-03C (11-01-03)

PAGE 2

PIN No.

7704

Project No.

S-0085(1)0

Parcel No.

0085:499:ST

thence northeasterly 620.48 feet along the arc of said curve (Note: Chord to said curve bears N.27°24'05"E. for a distance of 611.79 feet) to the beginning of a 755.00-foot radius non-tangent curve to the right; thence southeasterly 281.76 feet along the arc of said curve (Note: Chord to said curve bears S.32°57'34"E. for a distance of 280.13 feet); thence S.22°16'06"E. 189.78 feet to the beginning of a 292.00-foot radius curve to the left; thence southeasterly 348.26 feet along the arc of said curve (Note: Chord to said curve bears S.56°26'09"E. for a distance of 327.98 feet); thence N.89°23'48"E. 116.16 feet to said existing southwesterly right of way line; thence S.41°14'52"E. 58.74 feet along said existing southwesterly 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 504,695 square feet in area or 11.586 acres, more or less.

(Note: Rotate all bearings in the above descriptions 0°36'12" clockwise to obtain highway bearings.)

Continued on Page 3 company RW-03C (11-01-03)

PAGE 3

PIN No.

7704

Project No.

S-0085(1)0

Parcel No.

0085:499:ST

IN WITNESS WHEREOF, said Mark Jarus, No tay
has caused this instrument to be executed by its proper officers thereunto duly authorized,
this 17th day of Soptember, A.D. 20 15
STATE OF utah Knudson Investments, LLC
) ss. Limited Liability Company
1 100
COUNTY OF Sait Lake) By Skeld Eugene Smile
Partner →
On the date first above written personally appeared before me,
Garald Eugene Knudson, who, being by me duly sworn, says that (he) is a
Manager of Knudson Investments, 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 Gerald Eugene Knudson acknowledged to
me that said company executed the same.
WITNESS my hand and official stamp the date in this certificate first above written:
The state of the s
Notary Public
MARK G. JARVIS
NOTADY BURLIC STATE OF LITAN

Prepared by: (JDF) Meridian Engineering, Inc. 1S

Revised by: (TJB) Meridian Engineering, Inc.

6/15/2015 8/19/2015

COMPANY RW-03C (11-01-03)

COMMISSION# 665947 COMM. EXP. 05-15-2017