

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

11013902  
8/19/2010 11:36:00 AM \$15.00  
Book - 9850 Pg - 5760-5762  
Gary W. Ott  
Recorder, Salt Lake County, UT  
FIRST AMERICAN TITLE  
BY: eCASH, DEPUTY - EF 3 P.

**Warranty Deed**  
(Controlled Access)  
(Limited Liability Company)  
Salt Lake County

Parcel No. 0182:101:A  
Project No. MP-0182(6)  
Affecting Tax ID. No. 33-16-300-019  
33-16-400-014

Wasatch South Hills Development Co., LLC, a Limited Liability Company of the State of Utah, Grantor, hereby CONVEY AND WARRANT to the UTAH DEPARTMENT OF TRANSPORTATION, at 4501 South 2700 West, Salt Lake City, Utah 84119, Grantee, for the sum of Ten & no/100 Dollars, and other good and valuable considerations, the following described parcel tract of land in Salt Lake County, State of Utah, to-wit:

A parcel of land in fee for a highway known as Project No. MP-0182(6), being part of an entire tract of property, situate in the SE $\frac{1}{4}$ SW $\frac{1}{4}$  and the SW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 16, T. 4 S., R. 1 W., S.L.B. & M. The boundaries of said parcel of land are described as follows:

Beginning at a point 267.26 ft. East along the section line from the South Quarter corner of said Section 16, which point is 273.63 ft. radially distant southwesterly from the Mountain View Corridor Right of Way Control Line opposite approximate Engineer Station 857+03.11; and running thence N. 45°42'59" W. 30.02 ft.; thence N. 50°18'39" W. 404.48 ft.; thence N. 86°16'51" W. 114.36 ft.; thence N. 56°20'52" W. 177.55 ft.; thence N. 36°17'35" W. 174.63 ft.; thence N. 56°23'18" W. 133.05 ft.; thence N. 53°46'14" W. 138.40 ft. to a point in the northerly boundary line of said entire tract, at a point 233.68 ft. perpendicularly distant southwesterly from said control line, opposite approximate Engineer Station 868+65.31; thence S. 89°50'26" E. 664.16 ft. along said

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LIMITED LIABILITY COMPANY RW-24LL (Modified 7-13-09)  
Modified with New Access Control language  
for a Frontage Road Right of Way System

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northerly boundary line to a point in the quarter section line of said Section 16; thence N. 0°55'32" E. 109.98 ft. along said quarter section line to a point 225.00 ft. perpendicularly distant northeasterly from said control line, opposite approximate Engineer Station 863+70.27; thence S. 67°38'11" E. 102.52 ft.; thence Southeasterly 824.58 ft. along the arc of a 8695.00 ft. radius curve to the right (Note: Chord to said curve bears S. 53°43'26" E. for a distance of 824.27 ft.); thence S. 58°39'30" E. 51.45 ft.; thence Southeasterly 237.41 ft. along the arc of a 8702.00 ft. radius curve to the right (Note: Chord to said curve bears S. 49°53'23" E. for a distance of 237.40 ft.); thence S. 37°47'18" E. 36.03 ft.; thence Southeasterly 95.79 ft. along the arc of a 8695.00 ft. radius curve to the right (Note: Chord to said curve bears S. 48°33'35" E. for a distance of 95.79 ft.) at a point 245.00 ft. radially distant northeasterly from said control line opposite approximate Engineer Station 850+60.98, said point also being in the southerly line of said Section 16; thence N. 89°22'56" W. 824.21 ft. along said southerly 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 605,190 square feet in area or 13.893 acres, more or less.

(Note: Rotate all bearings in the above description 0°18'32" counterclockwise to match the above said Right of Way Control Line.)

Subject to all matters of record.

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 limited access highway facility that will comprise of frontage roads and adjacent lands between the frontage roads for a future limited access highway, the Owners of said entire tract of property hereby release and relinquish to the Utah Department of Transportation any and all rights of ingress and egress from Owner's remaining property adjacent to the land, which consists of the limited access highway facility, conveyed to the Utah Department of Transportation. **EXCEPTING** and reserving to said Owners, their successors or assigns, the rights of access and other rights set forth in the Addendum to Right of Way Contract granted from Utah Department of Transportation and recorded contemporaneously herewith and **PROVIDED** however, that the access to and from the frontage roads shall only connect to the limited access highway at interchange points that the highway authority establishes.

(Note: Engineer Stations used in the above document are based on the Right of Way Control Line for said Project.)

**IN WITNESS WHEREOF**, said Wasatch South Hills Development Co., LLC has caused this instrument to be executed by its proper officers thereunto duly authorized, this 16th day of August, A.D. 2010.

STATE OF Utah )  
 ) ss Wasatch South Hills Development Co., LLC  
COUNTY OF Salt Lake ) By Dave Millheim  
Manager

On the date first above written personally appeared before me, Dave Millheim, who, being by me duly sworn, says that he is the Manager of Wasatch South Hills Development Co., LLC, a Limited Liability Company, and that the within and foregoing instrument was signed in behalf of said company by authority of its Articles of Organization, and said Dave Millheim acknowledged to me that said company executed the same.

WITNESS my hand and official stamp the date in this certificate first above written:  
[Signature]  
Notary Public

