

11290767  
12/2/2011 3:21:00 PM \$14.00  
Book - 9971 Pg - 7241-7243  
Gary W. Ott  
Recorder, Salt Lake County, UT  
FIRST AMERICAN TITLE  
BY: eCASH, DEPUTY - EF 3 P.

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

### Special Warranty Deed

(Controlled Access)  
(Limited Partnership)

Salt Lake County

Tax ID No. 26-02-200-013  
Parcel No. 0182:164:A  
Project No. MP-0182(6)

BODENVEST LTD.

a Limited Partnership of the State of Utah Grantor(s),  
hereby CONVEYS AND WARRANTS against all claiming by, through, or under them, and against  
acts of themselves, against all claiming by, through, or under them, and against acts of  
themselves, 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  
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 SE1/4NE1/4 and NE1/4NE1/4 of Section 2, T. 3 S., R. 2 W., S.L.B. & M. The  
boundaries of said parcel of land are described as follows:

Beginning at a southeast corner of said entire tract, which corner is 208.65 ft. N. 89°43'45" W. along the  
quarter section line from the East Quarter corner of said Section 2, said point is also 0.16 ft. perpendicularly  
distant northerly from the 9000 South Street Right of Way Control Line opposite approximate engineer  
station 121+31.48; and running thence N. 89°43'45" W. 1205.19 ft. along the southerly boundary line of  
said entire tract to the southwest corner of said entire tract; thence N. 00°01'00" W. 1130.79 ft. (1131.85 ft.  
by record) along the westerly boundary line to the southeasterly right of way line of the New Bingham

Continued on Page 2  
LIMITED PARTNERSHIP RW-02LP NA (11-01-03)

5259602

Highway; thence N. 58°16'12" E. (N. 57°50'00" E. by record) 579.29 ft. along said southeasterly right of way line to a point in a 6950.00-foot radius non-tangent curve to the right which point is designated as point "A" and is 409.73 ft. perpendicularly distant easterly from the Mountain View Corridor Right of Way Control Line opposite engineer station 1410+21.97; thence Southerly 841.45 ft. along the arc of said curve (Note: Chord to said curve bears S. 03°22'45" E. for a distance of 840.94 ft.); thence N. 89°54'37" W. 20.00 ft.; thence S. 00°05'23" W. 522.33 ft.; thence N. 89°58'12" E. 505.59 ft. to the beginning of a 4771.90-foot radius non-tangent curve to the right; thence Easterly 154.40 ft. along the arc of said curve (Note: Chord to said curve bears N. 86°58'20" E. for a distance of 154.40 ft.) to a point designated as point "B", which point is 87.90 ft. perpendicularly distant northerly from said 9000 South Street Right of Way Control Line opposite engineer station 121+07.07; thence continue Easterly 24.36 ft. along the arc of said curve (Note: Chord to said curve bears N. 88°02'43" E. for a distance of 24.36 ft.) to a easterly boundary line of said entire tract; thence S. 00°02'45" W. (S. 0°03'00" W. by record) 88.61 ft. along said easterly boundary 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 732,149 square ft. in area or 16.808 acres, more or less.

(Note: Rotate all bearings in the above description 0°15'49" clockwise to match the above said Right of Way Control Line.)

Together with any and all abutter's rights of underlying fee to the center of the existing right-of-way appurtenant to this conveyance.

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 Owners' remaining property contiguous to the lands hereby conveyed, to or from said highway between said designated Point "A" and said designated Point "B"; **EXCEPTING** and reserving to said Owners, their successors or assigns, the right of access to the nearest roadway of said highway over and across the northerly right of way line of 9000 South Street for one 30.00 ft. wide commercial access between stations 117+59.75 and 119+03.47 of the 9000 South Street Right of Way Control Line, of said project.

