

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

12728958  
03/06/2018 03:56 PM \$0.00  
Book - 10653 Pg - 1947-1949  
ADAM GARDINER  
RECORDER, SALT LAKE COUNTY, UTAH  
FOUNDERS TITLE  
746 WINCHESTER ST STE 100  
SLC UT 84107  
BY: NDP, DEPUTY - WI 3 P.

**Warranty Deed**  
(Limited Liability Company)

Salt Lake County	Tax ID No.	27-01-251-016 27-01-251-021 27-01-251-026 27-01-251-027 27-01-251-036 27-01-251-037 27-01-251-039
	PIN No.	12560
	Project No.	F-0209(31)7
	Parcel No.	0209:105:A

\_\_\_\_\_ Miller Family Real Estate, L.L.C. \_\_\_\_\_  
a \_\_\_\_\_ Utah \_\_\_\_\_ Limited Liability Company, Grantor(s),  
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  
\_\_\_\_\_ Salt Lake \_\_\_\_\_ County, State of Utah, to-wit:

A parcel of land in fee for the widening of the existing highway State Route 209 known as Project No. F-0209(31)7, being part of an entire tract of property situate in the SW1/4NE1/4 of Section 1, T.3S., R.1W., S.L.B.&M. The boundaries of said parcel of land are described as follows:

Beginning at a point in said existing northerly right of way line, which point is 1,478.22 feet S.89°53'00"W. and 73.00 feet N.00°07'00"W. from a Salt Lake County monument in the intersection of SR-209 (9000 South Street) and State Street, said point is also 166.19 feet N.00°01'02"E. along the section line and

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1,266.58 feet S.89°58'58"E. from the Center Quarter Corner of said Section 1, said point is also approximately 55.95 feet perpendicularly distant northerly from the control line of said project opposite engineer station 119+16.22; and running thence along said existing northerly right of way line the following three (3) courses: (1) S.89°53'00"W. 434.09 feet; (2) thence N.88°13'07"W. 62.26 feet; (3) thence S.89°52'22"W. (S.89°53'00"W. by record) 66.05 feet to the northerly right of way and no-access line of said existing highway; thence along said existing northerly right of way and no-access line the following four (4) courses: thence S.89°52'22"W. (S.89°53'00"W. by record) 124.71 feet; (2) thence N.75°05'47"W. 108.27 feet; (3) thence N.50°39'07"W. 49.21 feet; (4) thence N.27°07'50"W. 11.66 feet to a point designated as Point "A", which point is 132.43 feet perpendicularly distant northerly from said control line opposite engineer station 110+81.70; thence N.61°24'53"E. 5.44 feet to a point 135.00 feet perpendicularly distant northerly from said control line opposite engineer station 110+86.50; thence S.39°25'56"E. 13.51 feet to the beginning of a 132.44-foot radius non-tangent curve to the left at a point 124.50 feet perpendicularly distant northerly from said control line opposite engineer station 110+95.00; thence southeasterly along the arc of said curve 85.57 feet through a delta of 37°01'06" (Note: chord to said curve bears S.62°48'35"E. for a distance of 84.09 feet) to the beginning of a 1,328.87-foot radius non-tangent curve to the left at a point 85.50 feet perpendicularly distant northerly from said control line opposite engineer station 111+69.50; thence easterly along the arc of said curve 185.75 feet through a delta of 8°00'32" (Note: chord to said curve bears S.84°14'46"E. for a distance of 185.60 feet) to the beginning of a 1,328.87-foot radius non-tangent curve to the left at a point designated as Point "B", which point is 65.47 feet perpendicularly distant northerly from said control line opposite engineer station 113+54.02; thence along the arc of said curve 51.99 feet through a delta of 2°14'31" (Note: chord to said curve bears S.89°22'18"E. 51.99 feet) to a point 64.50 feet perpendicularly distant northerly from said control line opposite engineer station 114+06.00; thence N.89°46'05"E. 242.58 feet to a point 63.61 feet perpendicularly distant northerly from said control line opposite engineer station 116+48.58; thence S.89°59'37"E. 270.43 feet to the beginning of a 24.23-foot radius non-tangent curve to the left; thence easterly along the arc of said curve 2.90 feet through a delta of 6°51'32" (Note: Chord to said curve bears N.88°18'34"E. for a distance of 2.90 feet) to said existing northerly right of way line at a point 61.56 feet perpendicularly distant northerly from said control line opposite engineer station 119+21.90; thence S.44°51'38"W. 7.99 feet along said existing northerly 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 5,506 square feet or 0.126 acre in area, more or less.

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, Grantor hereby releases and relinquishes to said Utah Department of Transportation any and all rights appurtenant to its remaining property of said Grantor by reason of the location thereof with reference to said highway, including, without limiting the foregoing, all rights of ingress to or egress from Grantor's remaining property

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contiguous to the above described lands hereby conveyed, to or from said highway between said designated Point "A" and said designated Point "B".

(Note: Rotate all bearings in the above descriptions 00°15'29" clockwise to obtain highway bearings.)

IN WITNESS WHEREOF, said Miller Family Real Estate, L.L.C.  
has caused this instrument to be executed by its proper officers thereunto duly authorized,  
this 6 day of March, A.D. 20 18.

STATE OF UTAH )  
 ) ss.  
COUNTY OF SALT LAKE )

Miller Family Real Estate, L.L.C.  
Limited Liability Company  
By [Signature]  
Brad Holmes, President

On the date first above written personally appeared before me,  
Brad Holmes, who, being by me duly sworn, says that he is the  
President of Miller Family Real Estate, L.L.C., 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 Brad Holmes acknowledged  
to me that said company executed the same.

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

[Signature: Brenda K. Hardy]  
Notary Public

