

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

12728959
03/06/2018 03:57 PM \$0.00
Book - 10653 Pg - 1950-1952
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.	0209:105:2A

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 the southeasterly boundary line of said entire tract which point is 1,478.22 feet S.89°53'00"W. and 73.00 feet N.00°07'00"W. and 7.99 feet N.44°51'38"E. from a Salt Lake County monument in the intersection of SR-209 (9000 South Street) and SR-89 (State Street), said point is 171.85 feet N.00°01'02"E. along the section line and 1,272.21 feet S.89°58'58"E. from the Center Quarter Corner of said Section 1, said point is also approximately 61.56 feet perpendicularly distant northerly from the control line of said project opposite engineer station 119+21.90; and running thence westerly along the

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arc of a 24.23-foot radius non-tangent curve to the right (Note: center bears S.89°48'49"E.) 2.90 feet through a delta of 06°51'32" (Note: chord to said curve bears S.88°18'35"W. for a distance of 2.90 feet); thence N.89°59'37"W. 270.43 feet; thence S.89°46'05"W. 242.58 feet to the beginning of a 1,328.87-foot radius curve to the right; thence westerly along the arc of said curve 51.99 feet through a delta of 2°14'31" (Note: chord to said curve bears N.89°22'18"W. for a distance of 51.99 feet) to a point 65.47 feet perpendicularly distant northerly from said control line opposite engineer station 113+54.02; thence continuing along the arc of said curve 185.75 feet through a delta of 8°00'32" (Note: chord to said curve bears N.84°14'46"W. for a distance of 185.60 feet) to the beginning of a 132.44-foot radius curve to the right; thence northwesterly along the arc of said curve 85.57 feet through a delta of 37°01'06" (Note: chord to said curve bears N.62°48'35"W. for a distance of 84.09 feet); thence N.39°25'56"W. 13.51 feet to a point 135.00 feet perpendicularly distant northerly from said control line opposite engineer station 110+86.50; thence N.61°24'53"E. 8.15 feet to a point 138.84 feet perpendicularly distant northerly from said control line opposite engineer station 110+93.68; thence S.39°25'56"E. 11.63 feet to the beginning of a 124.44-foot radius curve to the left at a point 129.80 feet perpendicularly distant northerly from said control line opposite engineer station 111+01.00; thence southeasterly along the arc of said curve 33.14 feet through a delta of 15°15'24" (Note: chord to said curve bears S.52°04'59"E. for a distance of 33.04 feet) to a point designated as Point "A", which point is 109.30 feet perpendicularly distant northerly from said control line opposite engineer station 111+26.91; thence continuing southeasterly along the arc of said curve 41.66 feet through a delta of 19°10'50" (Note: chord to said curve bears S.69°18'06"E. for a distance of 41.47 feet) to the beginning of a 1,320.87-foot radius curve to the left at a point 94.34 feet perpendicularly distant northerly from said control line opposite engineer station 111+65.58; thence easterly along the arc of said curve 190.06 feet through a delta of 8°14'39" (Note: chord to said curve bears S.84°07'43"E. for a distance of 189.89 feet) to a point designated as Point "B", which point is 73.46 feet perpendicularly distant northerly from said control line opposite engineer station 113+54.32; thence continuing easterly along the arc of said curve 51.70 feet through a delta of 2°14'33" (Note: chord to said curve bears S.89°22'19"E. for a distance of 51.70 feet) to a point 72.50 feet perpendicularly distant northerly from said control line opposite engineer station 114+06.01; thence N.89°46'05"E. 242.61 feet to a point 71.61 feet perpendicularly distant northerly from said control line opposite engineer station 116+48.62; thence S.89°59'37"E. 281.22 feet to a point in said existing northerly right of way line which point is 69.42 feet perpendicularly distant northerly from said control line; thence S.44°51'38"W. 11.16 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 6,819 square feet or 0.157 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, the Owners of said entire tract of property hereby release and relinquish to said Utah Department of

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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 conveyed, to or from said highway between said designated Point "A" and said designated Point "B."

(Note: Rotate all bearings in the above description 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, 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]
Notary Public

