

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

12728960  
03/06/2018 03:57 PM \$0.00  
Book - 10653 Pg - 1953-1955  
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.  | 0209:105:3A   |

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 (9000 South Street) 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 existing easterly right of way line and no-access line of I-15 which point is 2,313.16 feet S.89°53'00"W. and 144.76 feet N.00°07'00"W. from a Salt Lake County monument in the intersection of said SR-209 (9000 South Street) and SR-89 (State Street), said point is 235.99 feet N.00°01'02"E. along the section line and 431.47 feet S.89°58'58"E. from the Center Quarter Corner of said Section 1, said corner is also approximately 132.43 feet perpendicularly distant northerly from the 9000 South Control Line opposite engineer station 110+81.70; and running thence N.27°07'50"W. 146.19 feet

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along said easterly right of way line and no-access line to a northerly boundary line of said entire tract; thence N.89°53'00"E. 33.67 feet along said northerly boundary line to a point 54.37 feet perpendicularly distant easterly from the Ramp A1 Control Line opposite engineer station 205+33.36; thence S.27°07'50"E. 171.87 feet to a point in a 124.44-foot radius non-tangent curve to the right (Note: center bears S.89°48'49"E.) at a point 109.30 feet perpendicularly distant northerly from the 9000 South Control Line opposite engineer station 111+26.91; thence northwesterly along the arc of said curve 33.14 feet through a delta of 15°15'24" (Note: chord to said curve bears N.52°04'59"W. for a distance of 33.04 feet) to a point 129.80 feet perpendicularly distant northerly from said control line opposite engineer station 111+01.00; thence N.39°25'56"W. 11.63 feet to a point 138.84 feet perpendicularly distant northerly from said control line opposite engineer station 110+93.68; thence S.61°24'53"W. 13.59 feet 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 4,554 square feet or 0.105 acre in area, more or less.

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

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 Owner's remaining property contiguous to the lands hereby conveyed to or from said highway.

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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. 2018.

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]  
Notary Public

