

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

12941086
2/27/2019 2:23:00 PM \$14.00
Book - 10756 Pg - 2307-2309
RASHELLE HOBBS
Recorder, Salt Lake County, UT
MERIDIAN TITLE
BY: eCASH, DEPUTY - EF 3 P.

Warranty Deed
(CONTROLLED ACCESS)
(LIMITED LIABILITY COMPANY) Salt Lake County

MTC #251486
Tax ID No. 21-17-101-100
PIN No. 12566
Project No. S-0154(12)11
Parcel No. 0154:753:A

GREMAR, L.L.C., a Limited Liability Company of the State of Utah, Grantor, 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 existing State Route 154 known as Project No.S-0154(12)11, being part of an entire tract of property situate in the NE1/4NW1/4 and the NW1/4NW1/4 of Section 17, Township 2 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at a point in the existing southerly highway right of way and limited access line of 5400 S. of said project also being the northwesterly corner of said entire tract which point is 1293.01 feet N.89°56'30"E. along the section line and 73.00 feet SOUTH from the Northwest corner of said Section 17 and running thence along said existing highway right of way and limited access line the following three (3) courses and distances; (1) N.89°56'30"E. 35.74 feet; (2) thence S.79°42'01"E. 25.91 feet; (3) thence S.20°07'27"E. 31.04 feet to a point 137.68 feet perpendicularly distant westerly from the right of way control line of said SR-154, opposite approximate Engineers Station 4030+02.00; thence N.60°00'39"W. 57.54 feet to a point 78.00 feet perpendicularly distant southerly from the right of way control line of said 5400 S., opposite Engineers Station 813+15.00; thence N.86°14'39"W. 22.12 feet to a point in the westerly boundary line of said entire tract at a point 76.53 feet perpendicularly distant southerly from the right of way control line of said 5400 S., opposite Engineers Station 812+92.93; thence along said westerly boundary line N.00°03'30"W 3.53 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 797 square feet in area or 0.018 acre.

Continued on Page 2
LIMITED LIABILITY COMPANY RW-04LL (12-01-03)

Ent 12941086 BK 10756 PG 2307

(Note: Rotate above bearings 0°14'40" clockwise to equal Highway bearings).

To enable the Utah Department of Transportation to construct and maintain a public highway as an expressway, 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.

IN WITNESS WHEREOF, said GREMAR, L.L.C. has caused this instrument to be executed by its proper officers thereunto duly authorized, this 30th day of January, A.D. 20 19.

STATE OF UTAH)
) ss.
COUNTY OF UTAH)

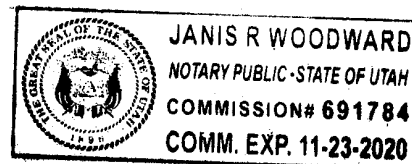
GREMAR, LLC
GREMAR, L.L.C.

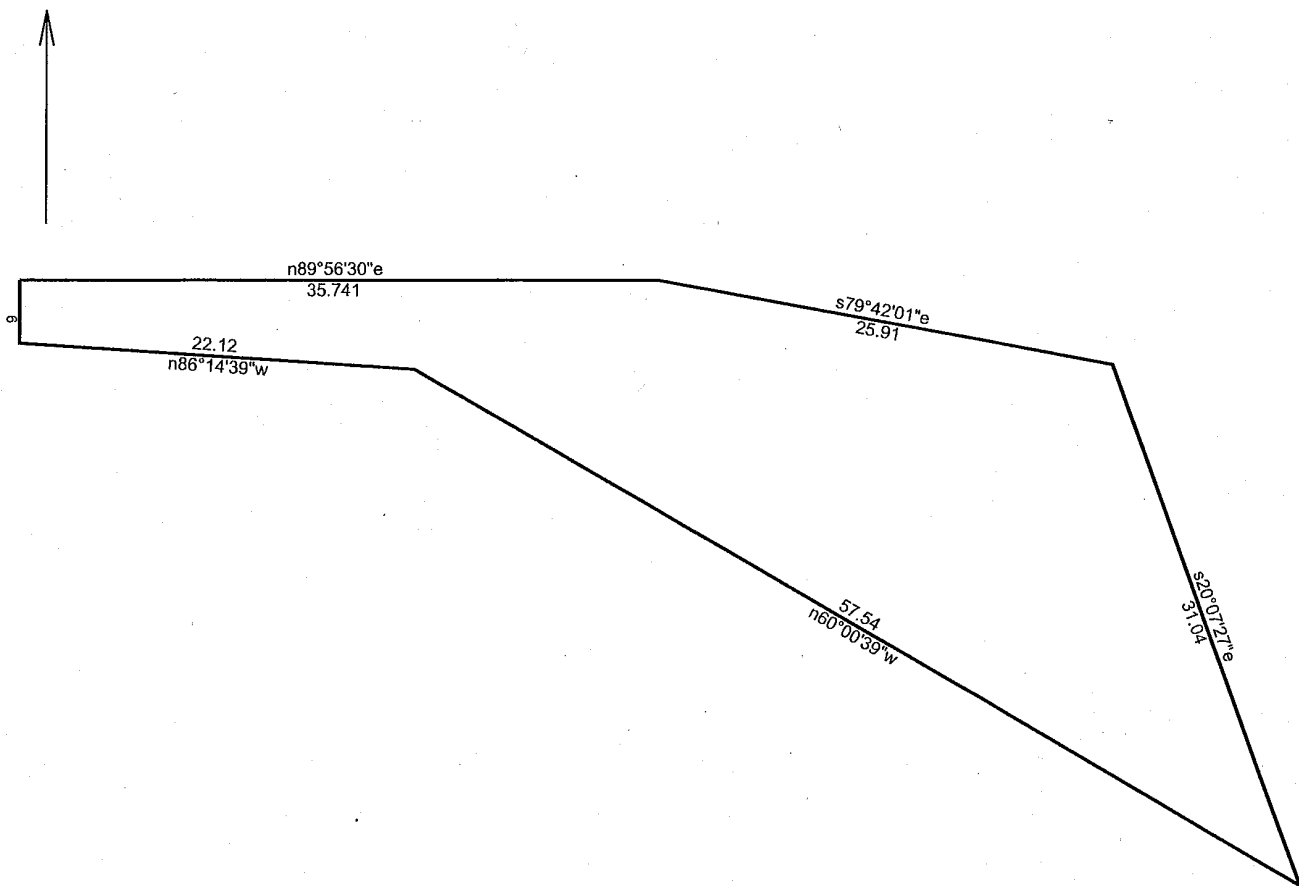
By Greg Wilder
Manager

On the date first above written personally appeared before me, GREG WILDER, who, being by me duly sworn, says that he is the Manager of GREMAR, L.L.C., a 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 Greg Wilder acknowledged to me that said company executed the same.

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

Janis R. Woodward
Notary Public





12566_S-0154(12)11_18P_753_A_DPL

9/6/2016

Scale: 1 inch= 10 feet

File: 12566_S-0154(12)11_18P_753_A_DPL.ndp

Tract 1: 0.0183 Acres (797 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/101675), Perimeter=176 ft.

- 01 n89.5630e 35.741
- 02 s79.4201e 25.91
- 03 s20.0727e 31.04
- 04 n60.0039w 57.54
- 05 n86.1439w 22.12
- 06 n00.0330w 3.53