

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)

(Trustee)

Utah County

Tax ID No. 58:020:0002

Parcel No. R399:711:A2

Project No. MP-R399(41)

Paul W. Hardman, Successor Trustee

~~Eva XXX Hardman, XXX Trustee~~ of the Marital Trust portion of the W&E Hardman Trust,

dated January 28, 1992

Grantor(s),

of Lehi, County of Utah, State of Utah,

hereby CONVEYS AND WARRANTS against all who claim by, through or under Grantor,
and against acts of Grantor, to the UTAH DEPARTMENT OF TRANSPORTATION,

at 4501 South 2700 West, Salt Lake City, Utah 84119, Grantee,

for the sum of Ten & no/100 Dollars,

and other good and valuable considerations, the following described parcel of land in

Utah County, State of Utah, to-wit:

1/2 interest in a parcel of land in fee, being part of an entire tract of property, situate in the SW1/4NW1/4 and the NW1/4SW1/4 of Section 1, T.5S. R.1W., S.L.B.&M. The boundaries of said parcel of land are described as follows:

Beginning at the West Quarter Corner of said Section 1 (Note: The East Quarter Corner of said Section 1 bears S. 89°09'14" E. 5317.89 feet from the West Quarter Corner of said Section 1); and running thence N. 00°30'00" E. 2.30 feet; thence N. 68°15'00" E. 89.41 feet; thence S. 42°54'33" E. 10.29 feet to a point which is 48.00 feet perpendicularly distant northerly from the centerline of the westbound frontage road of Project No. MP-R399(41) at Engineer Station 66+38.00; thence S. 89°22'34" E. 84.55 feet parallel to said centerline; thence S. 21°45'00" E. 24.22 feet; thence S. 68°15'00" W. 198.30 feet to the westerly

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TRUSTEE RW-22T Special Warranty (11-01-03)

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line of said Section 1; thence N. 00°30'00" E. 69.01 feet along said westerly 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 10,171 square feet, or 0.233 acre.

To enable the Utah Department of Transportation to construct and maintain a public highway as a freeway or an expressway, as contemplated by Title 72, Chapter 6, Section 117, Utah Code Annotated, 1998, as amended, said highway to consist of inner through traffic lanes and adjacent frontage roads, 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 conveyed, to or from said inner lanes; PROVIDED, however, that such remaining property of said Owners shall abut upon and have access to said frontage roads which will be connected with said inner through traffic lanes only at such interchange points as may be established by public authority.

Subject to matters of public record and those set forth in the title policy dated 11-27-08.

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WITNESS, the hand of said Grantor, this 19 day of December, A.D. 20 08.
Signed in the presence of:

STATE OF Utah
COUNTY OF Salt Lake ss.

~~Eva W. Hardman, Trustee~~
Paul W. Hardman
Paul W. Hardman, Successor Trustee

On the date first above written personally appeared before me, Paul W. Hardman, who, being by me duly sworn, acknowledged to me that he signed the within and foregoing instrument in accordance with the authority as Trustee given under the instrument creating said Trust, and that as Trustee he executed the same.

[Signature]
Notary Public

