

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

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03/22/2022 02:58 PM By: asteffensen Fees: \$40.00
SWD- SPECIAL WARRANTY DEED
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: FIRST AMERICAN - SOUTH JORDAN
10808 S RIVER FRONT PKWY STE 1 SOUTH JORDAN, UT 840955961

Special Warranty Deed

(State Lands)

Salt Lake County	Tax ID No.	33-34-126-001-4002 33-27-400-004 33-27-400-003 33-27-400-001
	PIN No.	3616
	Project No.	SP-0182(1)0
	Parcel No.	0182:925B:A

STATE ARMORY BOARD, who also acquired title as The State of Utah, on behalf of the Utah National Guard, acting by and through the Utah State Armory Board, who also acquired title as the State of Utah, for the use of the State Armory Board, by its duly appointed and qualified Executive Director, Grantor, of Salt Lake, State of Utah Grantor, hereby CONVEYS AND WARRANTS against all claiming by, through, or under them, and against acts of themselves, against all claiming by, through, or under them, and against acts of themselves, 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 Mountain View Corridor as part of a corridor preservation project known as Project No. SP-0182(1)0, being part of an entire tract of property situate in the NW1/4 NE1/4 of Section 34, and the SE1/4 SE1/4, and the SW1/4 SE1/4, and the NW1/4 SE1/4 of Section 27, T.4S., R.1W., S.L.B.&M in Salt Lake County, State of Utah. The boundaries of said parcel of land are described as follows:

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Beginning at the northwest corner of said entire tract and the Northwest corner of the Southeast Quarter of said Section 27; and running thence S.89°55'30"E. 68.67 feet along the northerly boundary line of said entire tract and the northerly line of the Southeast Quarter of said Section 27, to a point 218.04 feet perpendicularly distant easterly from the Mountain View Corridor Right of Way Control Line opposite engineer station 759+46.98; thence S.38°02'37"E. 853.98 feet, to a point 220.50 feet perpendicularly distant easterly from said control line opposite approximate engineer station 750+93.00; thence S.36°30'42"E. 817.30 feet to the northerly line of the S1/2 SE1/4 of said Section 27, to a point 201.00 feet perpendicularly distant easterly from said control line opposite engineer station 742+75.93; thence N.89°58'53"E. 390.75 feet along said northerly line of the S1/2 SE1/4, to a point 509.50 feet perpendicularly distant easterly from said control line opposite engineer station 740+36.11; thence S.43°03'53"E. 370.63 feet, to a point 543.00 feet perpendicularly distant easterly from said control line opposite engineer station 736+67.00; thence S.46°42'51"W. 244.09 feet, to a point 300.00 feet perpendicularly distant easterly from said control line opposite engineer station 736+44.00; thence S.55°44'33"E. 263.07 feet, to a point 382.50 feet radially distant easterly from said control line opposite engineer station 734+03.50; thence S.34°14'23"W. 40.30 feet, to a point 344.50 feet radially distant easterly from said control line opposite engineer station 733+91.00; thence N.55°43'58"W. 271.85 feet, to a point 259.00 feet perpendicularly distant easterly from said control line opposite engineer station 736+40.00; thence S.46°40'51"W. 21.10 feet, to a point 238.00 feet perpendicularly distant easterly from said control line opposite engineer station 736+38.00; thence S.27°19'54"E. 283.59 feet, to a point 189.00 feet radially distant easterly from said control line opposite engineer station 733+65.50; thence S.34°02'41"E. 313.86 feet, to a point 188.00 feet radially distant easterly from said control line opposite engineer station 730+63.00; thence N.75°22'53"E. 71.93 feet, to a point 256.50 feet radially distant easterly from said control line opposite engineer station 730+42.00; thence N.21°24'16"W. 103.69 feet, to a point 277.00 feet radially distant easterly from said control line opposite engineer station 731+38.50; thence N.68°56'46"E. 39.91 feet, to a point 316.00 feet radially distant easterly from said control line opposite engineer station 731+30.50; thence S.21°30'01"E. 108.17 feet, to a point 295.00 feet radially distant easterly from said control line opposite engineer station 730+30.50; thence N.75°31'04"E. 83.36 feet, to a point 374.50 feet radially distant easterly from said control line opposite engineer station 730+07.00; thence S.34°04'20"E. 369.99 feet, to a point 401.50 feet radially distant easterly from said control line opposite engineer station 726+64.50; thence S.52°28'21"W. 181.63 feet, to a point 222.50 feet radially distant easterly from said control line opposite engineer station 726+35.50; thence S.22°10'22"E. 431.42 feet to the southerly County Line of said Salt Lake County; thence S.53°18'35"W. 372.01 feet along said County Line, to a point in the existing Utah Data Center boundary fenceline, at a point in a 4,878.78-foot radius non-tangent curve to the left (Note: radius bears S.69°41'23"W.); thence northwesterly 501.74 feet

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along the arc of said curve through a delta of 05°53'33" (Note: chord to said curve bears N.23°15'24"W. for a distance of 501.52 feet) along said existing boundary fenceline to a point 147.65 feet radially distant westerly from said control line opposite engineer station 726+47.65; thence N.27°57'22"W. 362.41 feet, to a point 135.53 feet radially distant westerly from said control line opposite engineer station 730+20.50; thence N.34°21'21"W. 358.87 feet, to a point 137.00 feet radially distant westerly from said control line opposite engineer station 733+89.50; thence N.54°50'35"W. 98.41 feet, to a point 167+50 feet radially distant westerly from said control line opposite engineer station 734+86.00; thence N.37°11'41"W. 143.44 feet, to a point 166.00 feet perpendicularly distant westerly from said control line opposite engineer station 736+31.00; thence N.35°46'24"W. 136.09 feet, to a point 161.00 feet perpendicularly distant westerly from said control line opposite engineer station 737+67.00; thence N.42°08'40"W. 181.50 feet, to a point 174.50 feet perpendicularly distant westerly from said control line opposite engineer station 739+48.00; thence N.43°40'08"W. 143.73 feet, to a point 189.00 feet perpendicularly distant westerly from said control line opposite engineer station 740+91.00; thence N.45°20'39"W. 219.36 feet, to a point 217.50 feet perpendicularly distant westerly from said control line opposite engineer station 743+08.50; thence N.54°26'38"W. 184.14 feet, to a point 270.00 feet perpendicularly distant westerly from said control line opposite engineer station 744+85.00; thence N.46°57'41"W. 148.87 feet, to a point 293.50 feet perpendicularly distant westerly from said control line opposite engineer station 746+32.00; thence N.39°39'32"W. 750.35 feet to the north-south quarter section line of said Section 27; thence N.00°29'17"E. 774.46 feet along said quarter section 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 1,744,523 square feet in area or 40.049 acres, more or less.

(Note: All bearings in the above description equal highway bearings. Original descriptions comprised of aliquot parts.)

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 the 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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The Grantor specifically reserves and excepts unto itself all minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds whether in solid, liquid, or gaseous form, and all steam and other forms of thermal energy on, in, or under the above described parcel of land PROVIDED that said Grantor does not reserve the right to use the subject property or extract minerals or other substances from the subject property above a depth of 500 feet, nor does said Grantor reserve the right to use the surface of the subject property in connection with the rights reserved herein.

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IN WITNESS WHEREOF, The State Armory Board, acting by and through the Utah State Armory Board, has caused these presents to be signed and sealed this 14 day of March, A.D. 2022 by the Executive Director, duly authorized by a resolution of the Board of State Lands under date of 14 MAR 22 and as provided by Repl. Vol. Utah Code Annotated, Section 65-2-1 (1961).

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

STATE OF UTAH
UTAH STATE ARMORY BOARD
By [Signature]
MICHAEL J. TURLEY
PRINT NAME

On the date first above written personally appeared before me, Michael J. Turley, who, being by me duly sworn, did say that he is the Executive Director of the State Armory Board, of the State of Utah, and that said instrument was executed in behalf of the State of Utah by authority of a resolution of the Board of State Lands and he further acknowledged to me that the State of Utah executed the same.

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

[Signature]
Notary Public

