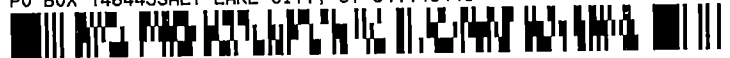


2
WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

14020794 B: 11374 P: 8535 Total Pages: 2
09/23/2022 03:41 PM By: zjorgensen Fees: \$0.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: UTAH DEPARTMENT OF TRANSPORTATION
PO BOX 148445 SALT LAKE CITY, UT 841148445



Warranty Deed

(Corporation)

Salt Lake County	Tax ID No.	15-31-226-030
	PIN No.	18267
	Project No.	F-0171(71)3
	Parcel No.	0171:114

Garff Dodge Property, Inc., a Corporation of the State of Utah 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 construction of the highway known as State Route 171 (3500 South Street), being part of an entire tract of property situate in Lot 2, Garff-Day Subdivision, recorded as Entry No. 11261135 in Book 2011P at Page 129, in the Office of The Salt Lake County Recorder, in the NE1/4 NE1/4 of Section 31, T.1S., R.1W., S.L.B.&M. The boundaries of said parcel of land are described as follows:

Beginning at a point in the existing southerly right of way line of 3500 South Street, which is 1004.89 feet S.89°56'54"W. along the section line and 40.00 feet S.00°03'06"E. from the Southeast Corner of said Section 30; and running thence N.89°56'54"E. 28.00 feet along said existing southerly right of way line to a point in a 12.50-foot radius non-tangent curve to the left; thence southwesterly 14.36 feet along the arc of said curve through a central angle of 65°48'38" (Note: Chord bears S.57°02'35"W. for a distance of 13.58 feet) to a point 47.38 feet perpendicular distance southerly from the project control line opposite engineer station 122+58.10; thence S.24°08'16"W. 10.00 feet to a point in a line parallel with and 56.50 feet perpendicular distance southerly from the project control line opposite engineer station 122+54.00; thence S.89°56'54"W. 12.50 feet along said line to a point opposite engineer station 122+41.50; thence N.00°03'06"W. 16.50 feet to the point of beginning as shown on the official map of said project on file at the office of the Utah Department of Transportation. The above described parcel of land contains 279 square feet or 0.006 acre in area, more or less.

(Note: Rotate all bearings in the above description 00°14'51" clockwise to obtain highway bearings.)

PIN No. 18267
Project No. F-0171(71)3
Parcel No. 0171:114

STATE OF Utah)
) ss.
COUNTY OF Salt Lake)

Garff Dodge Property, Inc.
Corporation

By Michael D. Creer, VP
MICHAEL D CREER VP

On this 2 day of September, in the year 2022, before me personally appeared, Michael D. Creer, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me being duly sworn/affirmed, did say that he/she is the Vice President of Garff Dodge Property, Inc., a Corporation of the State of Utah and that said document was signed by him/her on behalf of said Garff Dodge Property, Inc. by Authority of its by laws.

Tina Bourgeois

Notary Public

