

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

14061107 B: 11395 P: 3600 Total Pages: 2
01/10/2023 02:23 PM By: ECarter Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: MERIDIAN TITLE COMPANY
64 E WINCHESTER ST SALT LAKE CITY, UT 841075600

MTL # 321527

Warranty Deed

(Limited Liability Company)

Salt Lake County	Tax ID No.	27-03-426-082
	PIN No.	14412
	Project No.	S-0209(35)10
	Parcel No.	0209:122

BMWC, LLC, 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, being part of an entire tract of property for the widening of the existing State Route 209 known as Project No. S-0209(35)10, situate in the NE1/4 SE1/4 of Section 3, T.3S., R.1W., S.L.B.&M. in Salt Lake County, State of Utah. The boundaries of said parcel of land are described as follows:

Beginning at the northwest corner of said entire tract in the southerly right of way line of the existing State Route 209, which corner is 450.44 feet West along the quarter section line and 33.00 feet S.00°05'25"W. from the Northeast corner of the Southeast Quarter of said Section 3; and running thence East 402.43 feet along said southerly right of way line; thence S.44°57'06"E. 11.30 feet along said southerly right of way line to the westerly right of way line of the existing 1300 West Street; thence S.00°05'48"W. 29.93 feet along westerly right of way line to a point 40.00 feet perpendicularly distant westerly from the control line of said 1300 West Street opposite engineering station 0+91.00; thence N.45°15'00"W. 28.31 feet to a line parallel with and 71.00 feet perpendicularly distant southerly from the control line of said project opposite engineer station 295+88.00; thence West 390.29 feet along said parallel line to a point in the westerly boundary line of said entire tract opposite engineer station 291+97.71; thence N.00°05'25"E. 18.00 feet along said westerly boundary line to the point of beginning as shown on the official map of said project on file in the

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(5/24/2019)

PIN No. 14412
Project No. S-0209(35)10
Parcel No. 0209:122

office of the Utah Department of Transportation. The above described part of an entire tract of property contains 7,557 square feet or 0.173 acre in area.

(Note: Rotate all bearings in the above description 00°09'53" clockwise to obtain highway bearings.)

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

BMW, LLC

By: *Thomas E. Butterfield*
Thomas E. Butterfield, Manager

On this 23 day of May, in the year 2022, before me personally appeared _____
Thomas E. Butterfield, 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 _____
Manager of BMW, LLC, a Utah limited liability company and that said document was signed by him/her on behalf of said BMW, LLC, a Utah limited liability company, by Authority of its _____
Articles of Organization.

Nadia Bakr
Notary Public

