

14193504 B: 11465 P: 8574 Total Pages: 2
01/11/2024 11:51 AM By: vanguyen Fees: \$0.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: FIRST AMERICAN - SOUTH JORDAN
10808 S RIVER FRONT PKWY STE 1 SOUTH JORDAN, UT 840955961

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

Warranty Deed

(Limited Liability Company)

Salt Lake County	Tax ID No.	27-02-301-092
	PIN No.	14412
	Project No.	S-0209(35)10
	Parcel No.	0209:127

Niguel Partners, LLC, a California 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 NW1/4 SW1/4 of Section 2, 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 250.00 feet N.89°58'03"E. along the quarter section line and 33.00 feet S.00°01'25"W. from the West Quarter Corner of said Section 2; and running thence N.89°58'03"E. 165.00 feet along said southerly right of way line to the northeast corner of said entire tract; thence S.00°01'25"W. 17.74 feet along the easterly boundary line of said entire tract to a line parallel with and 71.00 feet perpendicularly distant southerly from the control line of said project opposite engineer station 300+63.15; thence S.89°55'54"W. 126.15 feet along said parallel line to a point opposite engineer station 299+37.00; thence N.85°04'04"W. 39.00 feet to a point in the westerly boundary line of said entire tract 67.60 feet perpendicularly distant southerly from said control line opposite engineer station 298+98.15; thence N.00°01'25"E. 14.44 feet along said westerly boundary line to the point of beginning as

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LIMITED LIABILITY RW-01LL (5/24/2019)

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line parallel with said control line; thence S.29°17'21"W. 9.18 feet; thence S.89°55'54"W. 50.50 feet along a line parallel with said control line; thence N.32°48'13"W. 8.32 feet; thence S.89°55'54"W. 16.86 feet along a line parallel with said control line to said westerly boundary line; thence N.00°01'25"E. 6.40 feet along said westerly boundary 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 part of an entire tract of property contains 1,066 square feet or 0.024 acre in area.

(Note: Rotate all bearings in the above description 00°13'59" clockwise to obtain highway bearings.)

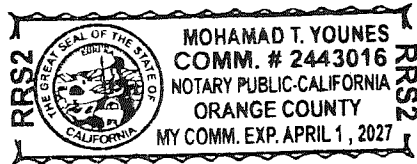
STATE OF CALIFORNIA
) ss.
COUNTY OF ORANGE)

Niguel Partners, LLC

By: Matthew Bovee

On this 9 day of JANUARY, in the year 2024, before me personally appeared MATTHEW BOVEE, 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 MANAGING PARTNER of Niguel Partners, LLC, a California limited liability company and that said document was signed by him/her on behalf of said Niguel Partners, LLC, a California limited liability company, by Authority of its MANAGING PARTNER

Mohamad T. Younes
Notary Public



A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.