

Warranty Deed Page 1 of 3
 Russell Shirts Washington County Recorder
 07/06/2012 02:21:24 PM Fee \$14.00 By
 SOUTHERN UTAH TITLE

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

Warranty Deed

(CONTROLLED ACCESS)
 (LIMITED PARTNERSHIP)

Tax ID No. SG-6-3-1-130
 Parcel No. S-I15-1:28:2A
 Project No. S-I15-1(84)6

Washington County

PARKWAY VENTURES, LLC, a Utah limited liability company by way of Articles of Conversion of Parkway Ventures, LTD, dated February 13, 2007, Grantor, hereby CONVEY AND WARRANT to the UTAH DEPARTMENT OF TRANSPORTATION, at 4501 South 2700 West, Salt Lake City, Utah 84119, Grantee, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described parcel of land in Washington County, State of Utah, to-wit:

Two (2) parcels of land in fee, being part of an entire tract of property, situate in the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 1, Township 43 South, Range 16 West, SLB&M. The boundaries of said parcel of land are described as follows:

Parcel 1

Beginning at the northwest corner of said entire tract being in the existing southerly right of way line of Dixie Drive Extended (Hilton Drive), at a point 70.82 feet radially distant easterly from the center line of Black Ridge Drive, opposite approximate Engineers Station 13+80.99, which point is 1144.06 feet N.00°47'55"E. along the section line and 563.41 feet West from the East Quarter corner of said Section 1; and running thence N.88°59'17"E. 29.75 feet along said existing Southerly right of way line to a point 100.00 feet radially distant easterly from the centerline of Black Ridge Drive opposite approximate Engineers Station 13+74.05; thence S.42°21'11"W. 43.32 feet to a point in the westerly boundary line of said entire tract at a point 63.90 feet radially distant easterly from the center line of Black Ridge Drive, opposite approximate Engineers Station 13+47.00; thence N.1°00'43"W. 31.50 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 parcel of land contains 469 square feet in area or 0.011 acre.

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Parcel 2

Beginning at a point in the westerly boundary line of said entire tract, at a point 50.17 feet radially distant easterly from the center line of Black Ridge Drive, opposite approximate Engineers Station 11+81.43, which point is 928.80 feet N.00°47'55"E. along the section line and 556.61 feet West from the East Quarter corner of said Section 1; and running thence N.1°00'43"W. 155.79 feet along said westerly boundary line to a point 58.00 feet radially distant easterly from the center line of Black Ridge Drive, opposite approximate Engineers Station 13+22.56; thence Southerly 52.97 feet along the arc of a 568.00 foot radius non-tangent curve to the right, concentric with the centerline of Black Ridge Drive, (chord bears S.9°07'20"E. 52.95 feet) to a point 58.00 feet radially distant easterly from the center line of Black Ridge Drive, opposite approximate Engineers Station 12+75.00; thence continuing Southerly 103.78 feet along the arc of a 568.00 foot radius non-tangent curve to the right, concentric with the centerline of Black Ridge Drive, (chord bears S.3°07'17"W. 103.64 feet) 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 767 square feet in area or 0.018 acre.

The combined area of all the above described parts of an entire tract contains 1,236 square feet in area or 0.029 acre.

(Note: Rotate the above described parcel 01°29'32" counterclockwise to equal record bearings.)

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 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 Owner's remaining property contiguous to the lands hereby conveyed to or from said highway.

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IN WITNESS WHEREOF, the hand of said Grantor has been set this 27th day of
JUNE, A.D. 2012.

Signed in the presence of:

STATE OF UTAH)
)
COUNTY OF Utah) ss.

PARKWAY VENTURES, LLC.

By [Signature]
Craig C. Christensen, Manager

On the date first above written personally appeared before me,
Craig C. Christensen, who being by me duly sworn, says that he is the Manager of
Parkway Ventures, LLC, a Utah limited liability company, the Limited Liability Company that
executed the herein instrument and acknowledged the instrument to be the free and
voluntary act and deed of the Limited Liability Company, by authority of statute, its articles
of organization or its operating agreement, for the uses and purposes herein mentioned,
and on oath stated that he is authorized to execute this instrument on behalf of the Limited
Liability Company.

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

[Signature]
Notary Public

