

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-115-1:28:A
 Project No. S-115-1(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:

A parcel of land in fee, being part of an entire tract of property, situate in the W $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 6, Township 43 South, Range 15 West, SLB&M. The boundaries of said parcel of land are described as follows:

Beginning at the southeast corner of said entire tract being in the existing westerly highway right of way line of Interstate 15, at a point 220.59 feet perpendicularly distant westerly from the control line of said project, opposite approximate Engineers Station 5067+89.18 which point is 666.29 feet N.00°47'55"E. along the section line and 235.11 feet East from the West Quarter corner of said Section 6; and running thence N.69°35'13"W. 88.43 feet along the southerly boundary line of said entire tract to a point 302.05 feet perpendicularly distant westerly from the control line of said project, opposite approximate Engineers Station 5068+23.58; thence N.8°06'32"E. 720.74 feet to a point in the southerly right of way line of Hilton Drive at a point 204.59 feet radially distant westerly from the control line of said project, opposite approximate Engineers Station 5075+09.34 to a northerly corner of said entire tract, thence S.61°52'06"E. 11.10 feet along a northerly boundary line of said entire tract to a point in said existing westerly highway right of way line; thence along said existing westerly highway right of way line the following four (4) courses and distances: (1) thence Southerly 278.65 feet along the arc of a 5869.58 foot radius curve to the left, (chord bears S.3°34'53"W. 278.62 feet); (2) thence S.1°05'42"W. 50.94 feet; (3) thence Southerly 344.80 feet

PAGE 2

Continued on Page 2
LIMITED PARTNERSHIP RW-04LP (12-01-03)

Parcel No. S-I15-1:28:A

Project No. S-I15-1(84)6

along the arc of a 4813.66 foot radius curve to the left, (chord bears S.0°03'44"W. 344.73 feet); (4) thence S.8°32'33"W. 66.14 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 part of an entire tract contains 33,094 square feet in area or 0.760 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.

PAGE 3

Continued on Page 3
LIMITED PARTNERSHIP RW-04LP (12-01-03)
Parcel No. S-115-1:28:A
Project No. S-115-1(84)6

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

PARKWAY VENTURES, LLC.

COUNTY OF Utah

ss.

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

