

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



W3131520

E# 3131520 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
04-Mar-21 12:34 PM FEE \$0.00 DEP PCV
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY
ELECTRONICALLY RECORDED

Warranty Deed (Corporation)

Weber County

Tax ID No. 09-141-0031
09-141-0032
09-141-0033
PIN No. 18933
Project No. S-R199(304)
Parcel No. 199:900:T

136650-KAC

Royal Jade Restaurant, Inc., a Utah Corporation 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 tract of land in Weber County, State of Utah, to-wit:

An entire tract of land in fee incident to UDOT project No. S-R199(304), situate in the NW1/4 NW1/4 of Section 24, T.5N., R.2W., S.L.B.&M. The boundaries of said tract of land are described as follows:

PARCEL 1:

PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, WEBER COUNTY, UTAH; DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS 50 FEET EAST AND 33 FEET SOUTH OF SAID NORTHWEST CORNER OF SAID SECTION 24, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF 5600 SOUTH STREET WITH THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 89-91, ROY CITY, WEBER COUNTY, UTAH; THENCE SOUTH ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 89-91, A DISTANCE OF 125 FEET, THENCE EAST 150 FEET, THENCE NORTH 125 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID 5600 SOUTH STREET, THENCE WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF SAID 5600 SOUTH STREET 150 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM A PARCEL OF LAND IN FEE FOR THE WIDENING OF AN EXISTING HIGHWAY, STATE ROUTE 97, KNOWN AS PROJECT NO. 0126, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE NORTHWEST QUARTER OF NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN THE BOUNDARIES OF

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SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF SAID EXISTING HIGHWAY AND THE EXISTING EASTERLY RIGHT-OF-WAY LINE OF 1900 WEST STREET, SAID POINT BEING 15.240 M (50.00 FEET) SOUTH 89°40'24" EAST ALONG THE NORTH LINE OF SAID SECTION 24 AND 10.059 M (33.00 FEET) SOUTH 00°10'00" WEST FROM THE NORTHWEST CORNER OF SAID SECTION 24, AND RUNNING THENCE SOUTH 89°40'24" EAST 5.993 M (19.66 FEET) ALONG SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE THENCE SOUTH 00°42'34" WEST 2.100 M (6.89 FEET) TO A NON TANGENT CURVE, THENCE SOUTHWESTERLY 8.896 M (29.19 FEET) ALONG THE ARC OF A 5.650-M (18.43-FOOT) RADIUS CURVE TO THE LEFT (CHORD BEARS SOUTH 45°36'23" WEST 8.005 M [26.26 FEET]) THENCE NORTH 89°30'43" WEST 0.270 M (0.89 FEET) TO SAID EXISTING EASTERLY RIGHT-OF-WAY LINE, THENCE NORTH 00°10'00" EAST 7.732 M (25.37 FEET) ALONG SAID EXISTING EASTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

PARCEL 2:

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:

BEGINNING 50 FEET EAST AND 158 FEET SOUTH FROM THE NORTHWEST CORNER OF SAID SECTION 24; RUNNING THENCE SOUTH 40 FEET; THENCE EAST 162 FEET; THENCE NORTH 165 FEET; THENCE WEST 12 FEET; THENCE SOUTH 125 FEET; THENCE WEST 150 FEET TO BEGINNING.

PARCEL 3:

A PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:

BEGINNING AT A POINT WHICH IS 212 FEET EAST AND 33 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 24, SAID POINT ALSO BEING 162 FEET EAST OF THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF 5600 SOUTH STREET WITH THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 89-91 IN ROY, UTAH; AND RUNNING THENCE SOUTH 165 FEET, THENCE EAST 165 FEET, MORE OR LESS, TO THE WEST RIGHT OF WAY LINE OF THE FORMER BAMBERGER RAILROAD COMPANY, THENCE NORTHERLY ALONG THE WEST LINE OF SAID RIGHT OF WAY 165 FEET TO THE SOUTH LINE OF 5600 SOUTH STREET; THENCE WEST ALONG SAID LINE 165 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

The combined total of the above described parcels of land contains 53,731 square feet in area or 1.234 acres, more or less.

STATE OF UTAH)
) ss.
COUNTY OF DAVIS)

Royal Jade Restaurant, Inc.
Corporation
By [Signature]
GUO WU, PRESIDENT

On this 3 day of MARCH, in the year 2021, before me personally appeared, GUO WU, 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 is the PRESIDENT of Royal Jade Restaurant, Inc., a Utah Corporation and that said document was signed by him on behalf of said Royal Jade Restaurant, Inc. by Authority of its ARTICLES OF INCORPORATION.

[Signature]
Notary Public

