

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

Special Warranty Deed
(Controlled Access)
(Limited Liability Company)

Utah County Tax ID No. 12:029:0030
 Parcel No. R399:735:A
 Project No. MP-R399(41)

IR Lehi, LLC

a Limited Liability Company of the State of Utah Grantor(s),
hereby CONVEYS AND WARRANTS against all claiming by, through or under them, and against
acts of themselves, to the UTAH DEPARTMENT OF TRANSPORTATION,
at 4501 South 2700 West, Salt Lake City, Utah 84119, Grantee,
for the sum of ten Dollars,
and other good and valuable considerations, the following described parcel of land in
Utah County, State of Utah, to-wit:

A parcel of land in fee, being part of entire tract of property situate in the SE $\frac{1}{4}$ NW $\frac{1}{4}$, the SW $\frac{1}{4}$ NE $\frac{1}{4}$,
and the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 6, T.5S., R.1E., S.L.B.&M. The boundaries of said parcel of land are
described as follows:

Beginning at the Southeast Corner of said entire tract which is 790.15 feet S. 89°48'10" W. along the
quarter section line and 55.18 feet north from the East Quarter Corner of said Section 6 (Note: Said point
of beginning is 435.40 feet perpendicularly distant northerly from the centerline of the westbound frontage
road of Project No. MP-R399(41) at approximate Engineer Station 411+92.27); and running thence along
the southerly boundary line of said entire tract the following seven (7) courses and distances: (1)
N. 89°45'54" W. 532.30 feet to a point which is 527.02 feet radially distant northerly from said centerline at
Engineer Station 405+41.29; thence (2) S. 89°36'14" W. 662.32 feet to a point which is 327.09 feet
perpendicularly distant northerly from said centerline at Engineer Station 151+20.55; thence (3)

051-5303454

P GE 2 of 3

Parcel No. R399:735:
Project No. MP-R399(41)

S. 88°31'00" W. 100.80 feet to a point which is 293.99 feet perpendicularly distant northerly from said centerline at Engineer Station 150+25.34; thence (4) S. 00°37'41" E. 31.03 feet; thence (5) N. 89°32'56" W. 565.22 feet to a point which is 105.22 feet radially distant northerly from said centerline at Engineer Station 145+03.34; thence (6) S. 00°05'36" E. 10.63 feet; thence (7) S. 89°45'05" W. 22.36 feet to the easterly line of Phase I, Pointe Meadows Subdivision; thence N. 00°05'34" W. 10.40 feet along said easterly line to a point which is 99.90 feet radially distant northerly from said centerline at approximate Engineer Station 144+82.48; thence N. 89°09'36" E. 22.36 feet to a point which is 105.22 feet radially distant northerly from said centerline at Engineer Station 145+03.34; thence S. 89°32'56" E. 303.28 feet along the southerly boundary line of said entire tract to a point designated as Point "R" which is 186.93 feet perpendicularly distant northerly from said centerline at Engineer Station 147+84.91; thence N. 38°17'54" E. 75.17 feet; thence N. 89°52'15" E. 96.87 feet; thence S. 48°22'33" E. 77.23 feet to a point designated as Point "S" which is 255.59 feet perpendicularly distant northerly from said centerline at Engineer Station 149+74.19; thence S. 89°59'37" E. 60.63 feet to a point which is 274.00 feet perpendicularly distant northerly from said centerline at Engineer Station 150+31.96; thence N. 00°37'41" W. 21.06 feet to a point which is 293.99 feet perpendicularly distant northerly from said centerline at Engineer Station 150+25.34; thence along the southerly boundary line of said entire tract the following three (3) courses and distances: (1) N. 88°31'00" E. 100.80 feet to a point which is 327.09 feet perpendicularly distant northerly from said centerline at Engineer Station 151+20.55; thence (2) N. 89°36'14" E. 662.32 feet to a point which is 527.02 feet radially distant northerly from said centerline at Engineer Station 405+41.29; thence (3) S. 89°45'54" E. 532.30 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 10,022 square feet, or 0.230 acre.

(Note: Rotate above bearings 00°00'23" counterclockwise to equal highway bearings.)

Together with any and all abutter's rights of underlying fee to the center of the existing right-of-way appurtenant to this conveyance.

To enable the Utah Department of Transportation to construct and maintain a public highway as a freeway or an expressway, 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 Owners' remaining property contiguous to the lands hereby conveyed, to or from said highway. **EXCEPTING** and reserving to said Owners their successors or assigns, the right of access to the nearest roadway of said highway over and across the northerly right of way and limited access line between the above designated Point "R" and Point "S".

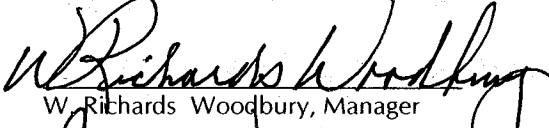
Continued on Page 3
LIMITED LIABILITY RW-03LL Special Warranty (02-08-10)

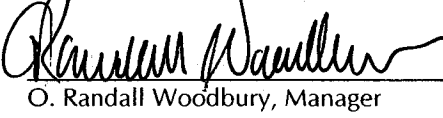
✓
5
w

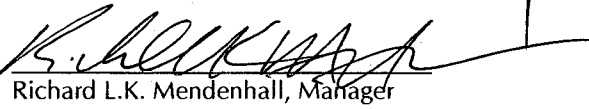
IR LEHI L.L.C., a Utah limited liability company

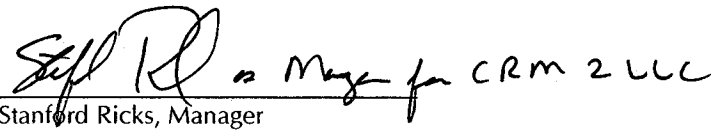
By: WOODFIELD, L.C., a Utah limited liability company, Its Manager

By: SEVEN SYNDICATE, L.C., a Utah corporation, Its Manager

By: 
W. Richards Woodbury, Manager

By: 
O. Randall Woodbury, Manager

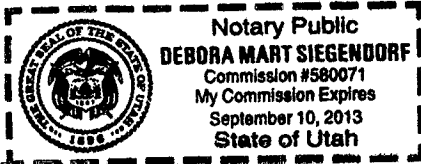
By: 
Richard L.K. Mendenhall, Manager

By:  as Manager for CRM 2 LLC
Stanford Ricks, Manager

ACKNOWLEDGMENT

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

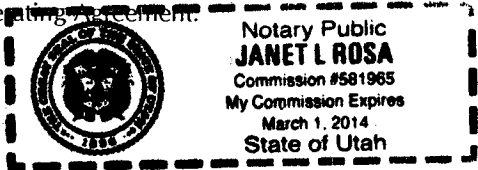
On the 17th day of May, 2010, before me personally appeared W. RICHARDS WOODBURY and O. RANDALL WOODBURY, to me personally known, who being by me duly sworn did say that they are the Managers of SEVEN SYNDICATE, L.C., known to be the Manager of WOODFIELD, L.C., known to be the Manager of IR LEHI L.L.C., the company that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of said company therein named, and acknowledged to me that such company executed the within instrument pursuant to its Operating Agreement.



Debora Mart Siegenorf
Notary Public

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

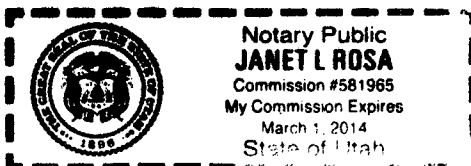
On the 14th day of May, 2010, before me personally appeared RICHARD L.K. MENDENHALL, to me personally known, who being by me duly sworn did say that he is the Manager of WOODFIELD, L.C., known to be the Manager of IR LEHI L.L.C., the company that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of said company therein named, and acknowledged to me that such company executed the within instrument pursuant to its Operating Agreement.



Janet L Rosa
Notary Public

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On the 14th day of May, 2010, before me personally appeared STANFORD RICKS, to me personally known, who being by me duly sworn did say that he is the Manager of CRM INVESTMENTS 2, LC, known to be the Manager of IR LEHI L.L.C., the company that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of said company therein named, and acknowledged to me that such company executed the within instrument pursuant to its Operating Agreement.



Janet L Rosa
Notary Public

[Handwritten initials]