

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

ENT60367:2022 PG 1 of 3
Andrea Allen
Utah County Recorder
2022 May 17 11:19 AM FEE 0.00 BY IP
RECORDED FOR Meridian Title Company
ELECTRONICALLY RECORDED

Special Warranty Deed

(CONTROLLED ACCESS)
(LIMITED LIABILITY COMPANY)

Utah County

MTC # 319511

Tax ID No. 58:041:0243

58:041:0249

58:041:0250

Pin No. 17415

Project No. S-R399(301)

Parcel No. R399:904B:A

Saratoga 262 Partners LLC, a Utah limited liability company, Grantor, hereby CONVEYS AND WARRANTS against all claiming by, through or under them, and against acts of themselves, 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 consideration, the following described parcel of land in Utah County, State of Utah, to-wit:

A parcel of land in fee, being part of an entire tract of property, for corridor preservation, situate in the NE1/4 SW1/4 and the SE1/4 SW1/4 of Section 34, T.5S., R.1W., S.L.B.&M., which entire tract of property is described in that certain Special Warranty Deed recorded on 02/26/2021 as Entry No. 37348:2021 on file at the office of the Utah County Recorder, and also described in that certain Special Warranty Deed recorded on 07/13/2021 as Entry No. 123602:2021 on file at the office of the Utah County Recorder, and also described in that certain Quit Claim Deed recorded on 06/04/2018 as Entry No. 190992:2021 on file at the office of the Utah County Recorder, said parcel of land being described more particularly as follows:

Beginning at a point located 117.71 feet N.00°23'55"W. along the north-south quarter section line from the South Quarter Corner of Section 34, Township 5 South, Range 1 West, Salt Lake Base and Meridian, which point is designated as point "A"; and running thence northwesterly 2,987.09 feet along the arc of a 3,425.00-foot radius curve to the right, through a central angle of 49°58'13" the chord of which bears N.28°19'34"W. 2,893.32 feet to a point on the east-west quarter section line and which point is designated

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LIMITED LIABILITY COMPANY RW-02LLC (11-01-03)

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as point "B"; thence S89°50'07"E 319.31 feet along said quarter section line to a point of non-tangent curvature and which point is designated as point "C"; thence southerly 1,851.09 feet along the arc of a 3,106.35-foot radius curve to the left, through a central angle of 34°08'34" the chord of which bears S.20°46'22"E. 1,823.82 feet to a point designated as point "D"; thence East 136.15 to a point of non-tangent curvature which point is designated as point "E"; thence southeasterly 390.11 feet along the arc of a 3,000.00-foot radius curve to the left, through a central angle of 07°27'02" the chord of which bears S.43°09'53"E. 389.83 feet to a point on said north-south quarter section line which point is designated as point "F"; thence S.00°23'55"E. 556.36 feet, more or less, along said quarter section line to the point of beginning. The above described parcel of land contains 917,461 square feet of 21.062 acres in area, more or less.

(Note: Rotate above bearings 00°00'30" counterclockwise to equal Highway bearings.)

To enable the Utah Department of Transportation to construct and maintain a limited access public highway, 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 between said designated points "A" and "B", between said designated points "C" and "D", between said designated points "E" and "F", and as shown on the official map of said project on file at the office of the Utah Department of Transportation.

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STATE OF UTAH)
) ss.
COUNTY OF UTAH)

Saratoga 262 Partners LLC
a Utah Limited Liability Company

By *Larry Myler* Manager

On this 16 day of May, in the year 2022, before me personally appeared Larry Myler, 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 Manager of Saratoga 262 Partners LLC and that said document was signed by him/her on behalf of said Saratoga 262 Partners LLC by Authority of its Operating Agreement

Heather McDougald
Notary Public

