

6233604

Parcel No. 1005:68:A
Project No. NM-1005 (3)

Warranty Deed

(CONTROLLED ACCESS)
(PARTNERSHIP)
in Salt Lake County

6233604
12/12/95 10:14 AM ***NO FEE***
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
UTAH ST-DEPT OF TRANSPORTATION
REC BY: E FROGGET , DEPUTY - WI

WPS COMPANY

a partnership of the State of Utah, Grantor,
hereby CONVEYS AND WARRANTS to the UTAH DEPARTMENT OF TRANSPORTATION,
at 4501 South 2700 West, Salt Lake City, Utah 84119, Grantee, for the sum of
TEN AND NO/100'S & OTHER GOOD & VALUABLE CONSIDERATION Dollars, the
following described parcel of land in Salt Lake County, State of Utah, to-wit:

A parcel of land in fee for the construction of an expressway known as
Project No. 1005, being part of an entire tract of property situate in the NW $\frac{1}{4}$ NW $\frac{1}{4}$
of Section 17, T.2S., R.1W., SLB&M. The boundaries of said parcel of land are
described as follows:

Beginning at a Northwest corner of said entire tract of property, which
point is 1024.27 feet N. 89°56'30" E. along the Section line and 53.00 feet
S. 0°03'30" E. from the Northwest corner of said Section 17; thence
N. 89°56'30" E. 372.03 feet along the northerly boundary line of said entire
tract to the Northeast corner of said entire tract; thence S. 13°24'08" E. 196.92
feet along the easterly boundary line of said entire tract; thence
S. 17°01'08" E. 172.22 feet along the easterly boundary line of said entire tract
to the Southeast corner of said entire tract; thence N. 89°54'30" W. 16.89 feet
along a southerly boundary line of said entire tract; thence N. 14°11'09" W.
125.93 feet; thence N. 18°05'44" W. 215.87 feet; thence N. 73°44'44" W. 31.57
feet to a point 73.00 feet perpendicularly distant southerly from the monument
line of 5400 South Street; thence S. 89°56'30" W. 228.00 feet along a line
parallel to said monument line; thence N. 86°25'52" W. 84.24 feet to a westerly
line of said entire tract; thence Northwesterly 18.46 feet along the arc of a
40.00-foot radius curve to the left (chord bears N. 36°31'17" W. 18.30 feet) and
along a westerly boundary line of said entire tract 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.

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The above described parcel of land contains 0.289 acre.

(Note: Rotate above bearings 0°03'23" clockwise to equal highway bearings.)

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

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To enable the Utah Department of Transportation to construct and maintain a public highway as an expressway, as contemplated by Title 27, Chapter 12, Section 96, Utah Code Annotated, 1953, as amended, the Owners of said entire tract of property hereby release and relinquish to said Utah Department of Transportation any and all rights or easements 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 conveyed, to or from said highway and 5400 South Street.

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 southerly right of way line of 5400 South Street for one 60-foot section, which said section centers at a point directly opposite Highway Engineer Station 306+50, and over and across the southerly right of way line of 5400 South Street for one 50-foot section, which said section centers at a point directly opposite Highway Engineer Station 308+48.

WITNESS, the hand of said Grantor, this 12th 3rd day of April, A.D. 1997.

Signed in the presence of:

[Signature]

WPS COMPANY, a Utah General Partnership

BY: C.D.I., Ltd., a Utah Limited Partnership, as General Partner

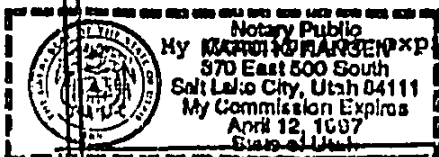
By: [Signature]
Its: General Partner

BY: West Point Square Associates, a Utah Limited Partnership, as General Partner

By: [Signature]
Its: General Partner

STATE OF UTAH)
COUNTY OF SALT LAKE) ss.

On the date first above written personally appeared before me, G. Walter Gasser, General Partner of C.D.I., Ltd., a Utah Limited Partnership who, being by me duly sworn, did say that they are partners of WPS COMPANY, a partnership, and that the within and foregoing instrument was signed in behalf of said partnership by authority of all partners, and said G. Walter Gasser on behalf of C.D.I., Ltd., a Utah Limited Partnership acknowledged to me that said partnership executed the same.



res: April 12, 1997 [Signature]
Notary Public

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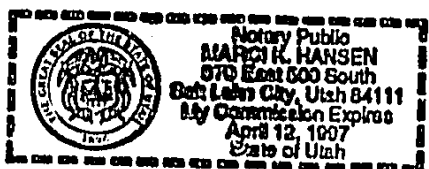
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STATE OF UTAH)
 : SS.
COUNTY OF SALT LAKE)

On the date first above written personally appeared before me, Ray Blake, General Partner of West Point Square Associates, a Utah Limited Partnership, who, being by me duly sworn, did say that West Point Square Associates is a partner of WPS COMPANY, a partnership, and that the within and foregoing instrument was signed in behalf of said partnership by authority of all partners, and said Ray Blake on behalf of West Point Square Associates, a Utah Limited Partnership, acknowledged to me that said partnership executed the same.

My Commission expires: April 12, 1997

Marni K. Hansen
Notary Public



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