

6233607

Parcel No. 1005:2:A  
Project No. NM-1005(4)

# Warranty Deed

(CONTROLLED ACCESS)  
(LIMITED-PARTNERSHIP)  
Salt Lake County

6233607  
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 Utah general partnership  
~~a limited partnership of the State of~~ 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 Dollars, the  
following described parcel of land in Salt Lake County, State of Utah, to-wit:

A parcel of land in fee for an expressway known as Project No. 1005, being part of an entire tract of property situate in the NE $\frac{1}{4}$ 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 point 52.67 feet N. 89°54'30" W. from the southeasterly corner of said entire tract of property which point is 823.90 feet N. 89°56'30" E., 1090.25 feet S. 0°03'30" E., and 823.79 feet S. 89°54'30" E. from the Northwest corner of said Section 17; said point is also the northeasterly corner of the Westwood No. 3 Subdivision; thence S. 89°54'30" E. 52.67 feet along the southerly boundary line, to the southeasterly corner of said entire tract; thence N. 17°01'08" W. 714.26 feet along the easterly boundary line to the northeasterly corner of said entire tract; thence N. 89°54'30" W. 16.89 feet along the northerly boundary line of said entire tract; thence S. 14°16'52" E. 55.05 feet to a point 77.04 feet perpendicularly distant westerly from the centerline of said project, opposite Engineer Station 281+82.50; thence S. 18°05'44" E. 662.34 feet along a line parallel to said centerline to said southerly boundary line; thence N. 89°54'30" W. 46.05 feet along said southerly boundary line 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 9237 square feet in area or 0.212 acre.

(Note: Rotate all bearings in the above description 0°02'51" clockwise to equal highway bearings.)

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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 Owner of said entire tract of property hereby release<sup>s</sup> and relinquish<sup>es</sup> to said Utah Department of Transportation any and all rights or easements appurtenant to the remaining property of said Owner 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.

Excepting and reserving to said Owner, ~~the~~ <sup>its</sup> successors or assigns, the right of access to the nearest roadway of said highway over and across the westerly right of way line of said project, for one 70-foot section, which said section centers at a point directly opposite Highway Engineer Station 285+12.00.

WITNESS, the hand of said Grantor, this 28th day of July, A.D. 19 95.

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]

By: West Point Square Assoc., a Utah Limited Partnership, as General Partner

BY: [Signature]

STATE OF Utah )  
COUNTY OF Salt Lake ) ss.

On the date first above written personally appeared before me, G. Walter Gasser and Ray Blake, who, being by me duly sworn, did say that ~~they are~~ <sup>are general</sup> partners of ~~the~~ <sup>C.D.I., Ltd & West Point Square Assoc.</sup> respectively, & limited-partnerships, and that the within and foregoing instrument was signed in behalf of said limited-partnerships by authority of all partners, and said G. Walter Gasser and Ray Blake, acknowledged to me that said limited-partnerships executed the same as general partners of WPS Company, a Utah general partnership.

My Commission Expires  
 MARC K. HANSEN  
370 East 600 South  
Salt Lake City, Utah 84111  
My Commission Expires  
April 12, 1987  
State of Utah

[Signature]  
Notary Public

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