

Exhibit A

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

**Warranty Deed**  
(CONTROLLED ACCESS)  
(LIMITED LIABILITY COMPANY) Tax ID No. 45:358:0301  
Utah County PIN No. 12158

Project No. S-115-6(228)280  
Parcel No. S-115-6:123:A  
104719-WHP

Sweetpea Properties, L.L.C., a Limited Liability Company of the State of Utah, Grantor, 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 parcel of land in Utah County, State of Utah, to-wit:

A parcel of land in fee for the widening of existing I-15, known as Project No. S-115-6(228)280 being part of an entire tract of property situate in Lot 301, LEHI CITY PLAZA, PHASE III, according to the official plat thereof, recorded November 26, 2002 as Entry No. 143100:2002, Map No. 9804 in the office of the Utah County Recorder, in the SE1/4 of Section 9, and the NE1/4 of Section 16. Township 5 South, Range 1 East, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the intersection of the existing westerly highway right of way and no-access line of I-15 and the southerly highway right of way line of US-89 (State Street) being the northeast corner of said Lot 301; and running thence S.17°44'36"E. 53.32 feet along the easterly boundary line of said entire tract and the existing westerly highway right of way and no-access line of I-15 to a point 127.00 feet radially distant southwesterly from the right of way control line of said Project, opposite approximate Engineers Station 2105+38.42; thence N.31°03'08"W. 71.75 feet to the northerly boundary line of said Lot 301 at point 125.00 feet radially distant southwesterly from the right of way control line of said Project, opposite approximate Engineers Station 2106+13.00; thence S.62°45'53"E. 23.35 feet along said northerly 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.

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The above described parcel of land contains 440 square feet in area or 0.010 acres.

(Note: Rotate above bearings 00°00'32" counterclockwise to equal Highway bearings).

To enable the Utah Department of Transportation to construct and maintain a public highway as a freeway 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.

IN WITNESS WHEREOF, said Sweetpea Properties, L.L.C, has caused this instrument to be executed by its proper officers thereunto duly authorized, this 17<sup>TH</sup> day of MAY, A.D. 20 18.

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

Sweetpea Properties, L.L.C  
Limited Liability Company  
By Joanna Rendi  
Manager

On this, the 17<sup>TH</sup> day of MAY, 2018, personally appeared before me JOANNA RENDI, the undersigned officer, who acknowledged herself/himself to be the manager/a member of Sweetpea Properties, L.L.C, a Limited Liability Company, and in that capacity being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by herself/himself as the manager/a member.

In witness whereof, I hereunto set my hand and official seal.

[Signature]  
Notary Public

