WHEN RECORDED, MAIL TO: Utah Department of Transportation Right of Way, Fourth Floor Box 148420 Salt Lake City, Utah 84114-8420 ENT 75878:2006 PG 1 of 2
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2006 Jun 16 4:19 pm FEE 13.00 BY SS
RECORDED FOR COTTONWOOD TITLE INSURANCE
ELECTRONICALLY RECORDED

23424-cm

## **Special Warranty Deed**

Utah County

Tax ID. No. 35-239-0001 35-239-0006 Parcel No. 0067:20 Project No. SP-0067(4)0

Burten C. Johson , Grantor, of 7745 N. Redwood Road, Saratoga Springs, County of Utah, State of <u>Utah</u>, 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 <u>TEN</u>———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 portions of Lots 1 and 2, Plat "A", Broadhead Subdivision, as recorded and on file at the Utah County Recorders Office. Said parcel is situate in the NW¼ of Section 23, T5S, R1W, SLB&M. The boundaries of said parcel of land are described as follows:

BEGINNING AT A POINT WEST 18.68 FEET AND SOUTH 1336.51 FEET FROM A BRASS CAP MONUMENT MARKING THE NORTH QUARTER CORNER OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE S 01°03'16" W A DISTANCE OF 250.05 FEET; THENCE N 90°00'00" W A DISTANCE OF 420.26 FEET; THENCE S 00°00'00" E A DISTANCE OF 321.11 FEET; THENCE N 90°00'00" W A DISTANCE OF 1465.62 FEET; THENCE N 08°54'00" W A DISTANCE OF 435.95 FEET; THENCE N 22°45'00 E A DISTANCE OF 153.99 FEET; THENCE S 89°57'07" E A DISTANCE OF 1898.38 FEET TO THE POINT OF BEGINNING. CONTAINS 22.13 ACRES OF LAND.

SUBJECT TO THE LIFE ESTATE PARCEL DESCRIBED AS FOLLOWS; BEGINNING AT A POINT WEST 17.55 AND SOUTH 1484.74 FEET FROM THE NORTH QUARTER CORNER OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING,

THENCE S 00°05'26" W A DISTANCE OF 71.71 FEET ALONG THE WEST LINE OF STATE HIGHWAY #68; THENCE S 88°04'35 W A DISTANCE OF 141.58 FEETALONG THE EXTENSION OF AN EXISTING FENCE; THENCE N 01°13'26" W A DISTANCE OF 57.59 FEET ALONG AN EXISTING FENCE; THENCE N 90°00'00" E A DISTANCE OF 29.98 FEET; THENCE N 00°00'00 E A DISTANCE OF 15.42 FEET; THENCE N 88°20'39" E A DISTANCE OF 112.92 FEET TO THE POINT OF BEGINNING.

Parcel No. 0067:20 Project No. SP-0067(4)0

Less that portion of Lot 1 conveyed to the Utah Department of Transportation in Entry No. 10042:2006, recorded in the Utah County Recorders Office. Containing 0.070 Acres.

Net Area of 22.131 Acres, more or less.

WITNESS, the hand of said	Grantor, this	31 st day of March, A.D. 20 06.
Signed in the presence of:		
STATE OF U+ah		
COUNTY OF Salf-Lake	) ss. )	

On the date first above written personally appeared before me, Burten C Johnson the signer of the within and foregoing instrument, who duly acknowledged to me that he executed the same.

Notary/Public

