

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

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. Jonson^H, Grantor, of
7745 N. Redwood Road, Saratoga Springs, County of Utah, State of Utah, 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 TEN ----- 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 FEET ALONG 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.

