

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

F- 78277 GV

Warranty Deed
(LIMITED LIABILITY COMPANY) Tax ID. No.44:063:0002
Utah County 44:063:0003
Parcel No.F-0114:137
Project No.F-0114(21)0

T & D Properties L.L.C., a Limited Liability Company of the State of Utah, Grantor, hereby CONVEY AND WARRANT 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 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 the existing highway State Route 114 known as Project No. F-0114(21)0, being part of an entire tract of property, situate in the W $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 21, Township 6 South, Range 2 East, Salt Lake Base and Meridian, the boundaries of said parcel of land are described as follows:

Beginning at the northwest corner of said entire tract at a point on the existing southerly right of way line of 1000 South Street, said point being 1,385.75 feet N.00°29'39"W. along the Section line and 744.02 feet East from the Southwest corner of said Section 21; and running thence N.88°54'56"E. 124.07 feet along said existing southerly right of way line to a point of curvature of a 30.00-foot radius curve to the right; thence Southeasterly 37.04 feet along the arc of said curve, (chord bears S.55°42'34"E. 34.74 feet) to the westerly existing right of way line of State Route 114; thence S.20°20'04"E. 230.91 feet along said existing westerly right of way line to the southeast corner of said entire tract; thence S.89°23'08"W. 35.53 feet along the southerly boundary line of said entire tract to a point of intersection with a non-tangent 3,058.00-foot radius curve to the right which is 44.37 feet radially distant southwesterly from said control line opposite approximate Engineers Station 536+07.35; thence Northerly 220.44 feet along the arc of said curve, (chord bears N.20°03'15"W. 220.39 feet) to a point 39.98 feet radially distant southwesterly from said control line opposite approximate Engineers Station

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538+25.11; thence N.54°09'23"W. 39.54 feet to a point 33.10 feet radially distant southerly from the right of way control line of 1000 South Street of said project, opposite approximate Engineers Station 703+60.23; thence S.89°18'28"W. 32.32 feet to a point 31.50 feet perpendicularly distant southerly from said control line opposite approximate Engineers Station 703+29.22; thence S.87°08'15"W. 57.74 feet to a point in the westerly boundary line of said entire tract to a point 31.50 feet perpendicularly distant southerly from said control line opposite approximate Engineers Station 702+71.49; thence N.01°12'42"E. 7.22 feet along said westerly 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 9,431 square feet in area or 0.217 acre.

(Note: Rotate above bearings 0°00'23" counterclockwise to equal highway bearings.)

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

IN WITNESS WHEREOF, said T & D Properties L.L.C. has caused this instrument to be executed by its proper officers thereunto duly authorized, this 30 day of July, A.D. 20 10.

STATE OF Utah)
) ss.
COUNTY OF Utah)

T & D Properties L.L.C.
Limited Liability Company
By David B. Bowen
Manager

On the date first above written personally appeared before me, David B. Bowen, who, being by me duly sworn, says that he is the Manager of T & D Properties L.L.C., a Limited Liability Company, and that the within and foregoing instrument was signed on behalf of said company by authority of its Articles of Organization, and said David B. Bowen acknowledged to me that said company executed the same.

WITNESS my hand and official stamp the date in this certificate first above written:

Mitch Holladay
Notary Public

