

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)

Utah County	Tax ID No.	58:021:0117
	Parcel No.	R399:707:A
	Project No.	MP-R399(41)

Stephen and Gail 11, LLC

a Limited Liability Company of the State of Utah Grantor(s),
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 and other good and valuable considerations, Dollars,
and other good and valuable considerations, the following described parcel of land in
Utah County, State of Utah, to-wit:

A 25% interest in a parcel of land in fee, being part of an entire tract of property, situate in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 1 and the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 2, T.5S. R.1W., S.L.B.&M. The boundaries of said parcel of land are described as follows:

Beginning at the East Quarter Corner of said Section 2; and running thence S. 89°48'50" W. 1324.25 feet along the quarter section line to the southwest corner of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 2; thence N. 00°04'50" W. 90.11 feet along the westerly line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 2 to a point designated as POINT "E" which is 39.00 feet perpendicularly distant northerly from the centerline of the westbound frontage road of Project No. MP-R399(41) at approximate Engineer Station 52+18.84; thence Easterly 136.73 feet along the arc of a 15,185.50-foot radius non-tangent curve to the right (Note: Chord to said curve bears S. 85°19'42" E. for a distance of 136.73 feet) concentric with said centerline to a point opposite Engineer Station 53+55.22 and a point of reverse curvature with a 14,814.50-foot radius curve to the left; thence Easterly 1075.95 feet along the arc of said curve (Note: Chord to said curve bears

PAGE 2

Parcel No. R399:707:A
Project No. MP-R399(41)

S. 87°09'04" E. for a distance of 1075.72 feet) concentric with said centerline to a point opposite Engineer Station 64+34.00; thence N. 43°56'02" E. 75.53 feet to a point designated as POINT "F" which is 94.00 feet radially distant northerly from said centerline at Engineer Station 64+86.00; thence S. 89°38'26" E. 107.32 feet to a point designated as POINT "G" which is 94.00 feet radially distant northerly from said centerline at Engineer Station 65+94.00; thence S. 43°32'00" E. 53.23 feet to a point designated as POINT "H" which is on the northwesterly boundary line of a parcel of land conveyed to the Utah Department of Transportation in that certain Special Warranty Deed recorded as Entry No. 133852:2008 in the office of the Utah County Recorder; thence along the boundary of said parcel of land the following two (2) courses and distances: (1) S. 67°37'34" W. 89.41 feet; thence (2) S. 00°07'26" E. 2.30 feet 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 1.592 acres.

To enable the Utah Department of Transportation to construct and maintain a public highway as a freeway or an expressway, as contemplated by Title 72, Chapter 6, Section 117, Utah Code Annotated, 1998, as amended, said highway to consist of inner through traffic lanes and adjacent frontage roads, 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 Owners' remaining property contiguous to the lands conveyed, to or from said inner lanes between the above designated POINT "E" and POINT "F", and between designated POINT "G" and Point "H". PROVIDED, however, that such remaining property of said Owners shall abut upon and have access to said frontage roads which will be connected with said inner through traffic lanes only at such interchange points as may be established by public authority. EXCEPTING and reserving to said Owners, their successors or assigns, the right of access to the Westbound Frontage Road of said highway or expressway, known as Project No. MP-R399(41), over and across the northerly right of way and limited-access line of said Westbound Frontage Road for one 25-foot agricultural access opening centered at one point directly opposite Highway Engineer Station 56+00.

RESERVING TO THE GRANTOR, THEIR SUCCESSORS OR ASSIGNS

A temporary easement, upon part of the above described parcel of land, situate in the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 2, T.5S., R.1W., S.L.B.&M., in Utah County, Utah, for ingress and egress to the grantor's remaining adjoining property. This temporary easement will commence with the recording of this instrument and continue until an alternate access is provided or until construction of the Westbound Frontage road of Project No. MP-R399(41) is completed. The boundaries of said part of an entire tract of land is one (1) 25-foot wide strip of land lying 12.5 feet on each side of the following described centerline:

Beginning at a point which is 944.52 feet S. 89°48'50" W. along the quarter section line from the East Quarter Corner of said Section 2; and running thence N. 00°11'10" W. 58.77 feet

