

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)

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|-------------|-------------|-------------|
| Utah County | Tax ID No. | 12:030:0087 |
| | Parcel No. | R399:732:A |
| | Project No. | MP-R399(41) |

JDR, 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 \$ 10/100 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, being part of an entire tract of property, situate in the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 6, T.5S.
R.1E., S.L.B.&M. The boundaries of said parcel of land are described as follows:

Beginning at the Northwest Corner of said entire tract which is 1985.82 feet S. 89°48'10" W. along the
quarter section line and 333.64 feet S. 00°05'36" E. from the East Quarter Corner of said Section 6; and
running thence along the southerly line of that certain property conveyed to the Utah Department of
Transportation by Warranty Deed recorded June 13, 2006 as Entry No. 73520:2006 in the office of the Utah
County Recorder the following three (3) courses and distances: (1) Southeasterly 121.36 feet along the arc
of a 2940.00-foot radius curve to the right (Note: Chord to said curve bears S. 64°23'30" E. for a distance
of 121.35 feet) to a point of tangency; thence (2) S. 63°12'33" E. 10.54 feet to a point of curvature with a
1260.00-foot radius curve to the left; thence (3) Easterly 230.87 feet along the arc of said curve (Note:

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Chord to said curve bears S. 68°27'30" E. for a distance of 230.55 feet) to the northeast corner of said entire tract; thence S. 00°05'36" E. 242.73 feet along the easterly boundary line of said entire tract; thence Westerly 341.15 feet along the arc of a 460.50-foot radius non-tangent curve to the right (Note: Chord to said curve bears S. 87°16'50" W. for a distance of 333.40 feet) to the westerly boundary line of said entire tract; thence N. 00°05'36" W. 400.40 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 2.577 acres.

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

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; 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 Southerly Frontage Road of said highway or expressway, known as Project No. MP-R399(41), over and across the southerly boundary line of the above described part of an entire tract for one shared 25-foot agricultural access opening centered at a point which is 1651.59 feet S. 89°48'10" W. long the quarter section line and 719.38 feet South from the East Quarter Corner of said Section 6.

