

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

WITH A COPY TO:
Sandy City
10000 Centennial Parkway
Sandy, Utah 84070

13164705
01/07/2020 01:32 PM \$0.00
Book - 10882 Pa - 1934-1937
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
SANDY CITY
10000 CENTENNIAL PARKWAY
SANDY UT 84070
BY: CBA, DEPUTY - WI 4 P.

Warranty Deed

(Limited Liability Company)

Salt Lake County	Tax ID No.	27-01-251-051
	PIN No.	16921
	Project No.	F-0209(47)12
	Parcel No.	0209:114:C

Miller Family Real Estate, L.L.C., a Utah limited liability company, Grantor(s), hereby CONVEYS AND WARRANTS to SANDY CITY, A UTAH MUNICIPAL CORPORATION, Grantee, at 10000 Centennial Parkway, Sandy, Utah 84070, for the sum of TEN (\$10.00), Dollars, and other good and valuable considerations, the following described parcel of land in Salt Lake County, State of Utah, to-wit:

A parcel of land in fee for the widening of the existing Monroe Street known as Project No. F-0209(47)12, being part of an entire tract of property situate in the SW1/4 NE1/4 of Section 1, T.3S., R.1W., S.L.B.&M. The boundaries of said parcel of land are described as follows:

Beginning at a point in the existing northerly right of way line of 9000 South Street (SR-209), which point is 1,464.64 feet S.89°53'00"W. along the monument line of said 9000 South Street and 86.55 feet N.00°07'00"W. from a monument at the intersection of said 9000 South Street and State Street, said point is also 179.38 feet North and 1,280.18 East from the center of said Section 1, said point is also 32.60 feet perpendicularly distant westerly from the Monroe Street Right of Way Control Line opposite approximate engineer station 28+86.59; and running thence N.89°59'37"W. 44.40 feet along said existing northerly right of way line to a point 77.00 feet perpendicularly distant westerly from said control line opposite engineer station 28+86.89; thence N.45°06'16"E. 32.96 feet to appoint 53.50 feet perpendicularly distant westerly from said control line opposite engineer station 29+10.00; thence N.00°22'44"W. 397.00 feet along a line parallel with said control line to a point opposite engineer station 33+07.00; thence N.03°02'42"E.

Continued on Page 2
LIMITED LIABILITY RW-01LL (11-01-03)

PAGE 2

PIN No. 16921
Project No. F-0209(47)12
Parcel No. 0209:114:C

58.60 feet to a point 50.00 feet perpendicularly distant westerly from said control line opposite engineer station 33+65.50; thence N.42°30'05"W. 46.96 feet to the existing southerly right of way line of 8930 South Street at a point 81.50 feet perpendicularly distant westerly from said control line opposite engineer station 34+00.33; thence N.89°52'22"E. 45.07 feet along said existing southerly right of way line to the existing westerly right of way line of Monroe Street; thence along said existing westerly right of way line the following seven (7) courses: (1) S.45°05'56"E. 41.74 feet; thence (2) S.00°06'59"E. 302.37 feet; thence (3) S.89°44'26"W. 1.49 feet; thence (4) S.00°15'34"E. 31.46 feet; thence (5) S.06°38'19"W. 41.63 feet; thence (6) S.00°15'34"E. 91.56 feet; thence (7) S.44°51'33"W. 24.40 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 22,448 square feet in area or 0.515 acre, more or less.

(Note: Rotate all bearings in the above description 00°15'29" clockwise to obtain highway bearings.)

Continued on Page 3
LIMITED LIABILITY RW-01LL (11-01-03)

BK 10882 PG 1935

PIN No. 16921
Project No. F-0209(47)12
Parcel No. 0209:114:C

IN WITNESS WHEREOF, said Miller Family Real Estate, L.L.C., a Utah limited liability company has caused this instrument to be executed by its proper officers thereunto duly authorized, this 11 day of December, A.D. 2019.

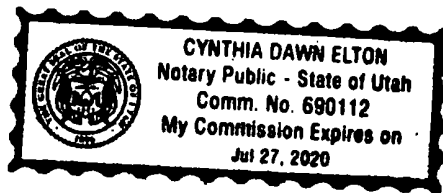
STATE OF UTAH)
) ss.
COUNTY OF Salt Lake)

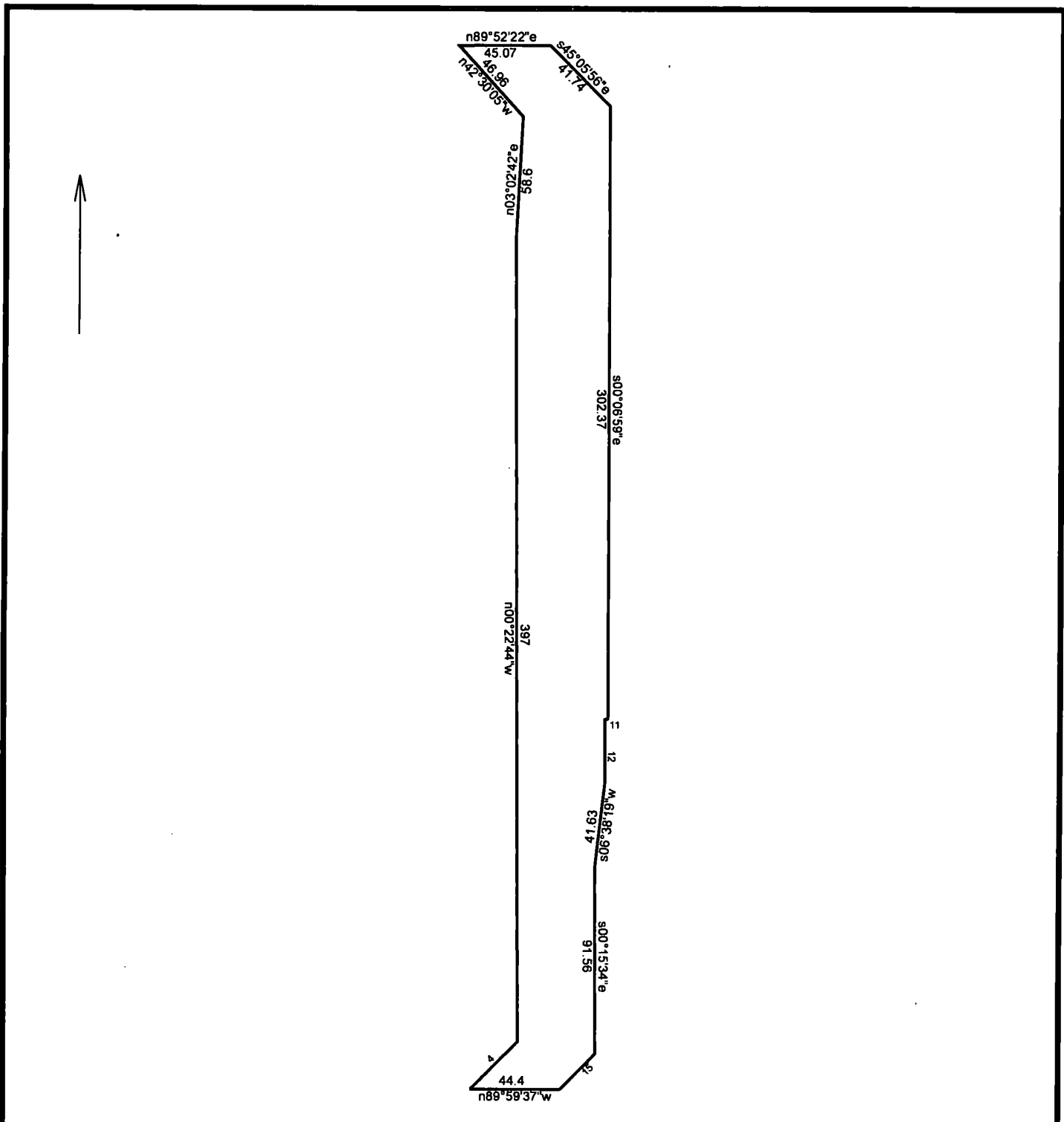
Miller Family Real Estate, L.L.C.
Limited Liability Company
By [Signature]
Manager

On the date first above written personally appeared before me, Bradley Holmes, who, being by me duly sworn, says that they are the Manager of Miller Family Real Estate, L.L.C., a Utah 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 Bradley Holmes acknowledged to me that said company executed the same.

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

Cynthia Dawn Elton
Notary Public





Parcel 114:C

10/28/2019

Scale: 1 inch= 65 feet

File: 16921_F-0209(47)12_02F_114_C_DeedPlot.ndp

Tract 1: 0.5153 Acres (22448 Sq. Feet), Closure: n24.3201w 0.01 ft. (1/174325), Perimeter=1160 ft.

01 /s89.5300w 1464.64	11 s89.4426w 1.49
02 /n00.0700w 86.55	12 s00.1534e 31.46
03 n89.5937w 44.4	13 s06.3819w 41.63
04 n45.0616e 32.96	14 s00.1534e 91.56
05 n00.2244w 397	15 s44.5133w 24.4
06 n03.0242e 58.6	
07 n42.3005w 46.96	
08 n89.5222e 45.07	
09 s45.0556e 41.74	
10 s00.0659e 302.37	