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

F82483UDK

11633425
05/03/2013 11:17 AM \$0.00
Book - 10134 Pp - 7781-7783
GAR\* W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
FOUNDERS TITLE
746 WINCHESTER ST STE 100
SLC UT 84107
BY: DDK, DEPUTY - WI 3 P.

## **Warranty Deed**

(Limited Liability Company)

Salt Lake County

Tax ID No.

21-17-101-047

21-17-101-073

Parcel No. Project No.

0173:136 S-0173(16)5

FPA West Point, LLC.	a Delaware limited liability company	
<u></u>	Delaware	_Grantor(s)
hereby CONVEYS AND WARRANTS to	the UTAH DEPARTMENT OF TRANSP	ORTATION
at 4501 South 2700 West,	Salt Lake City, Utah 84119,	Grantee,
for the sum of	TEN (\$10.00)	, Dollars
and other good and valuable conside	rations, 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 highway State Route 173 known as Project No. S-0173(16)5, being part of an entire tract of property situate in the NW1/4NW1/4 of Section 17, T.2S., R.1W., S.L.B.&M. The boundaries of said parcel of land are described as follows:

Beginning at a northwest corner of said entire tract in the southerly right of way line of the existing highway State Route 173 which corner is 1,292.91 feet N.89°56'30"E. along the northerly section line of said Section 17 and 73.00 feet S.00°03'30"E. (1,292.95 feet East and 71.71 feet South by record) and 173.96 feet (173.75 feet by record) S.89°56'30"W. and 295.65 feet N.86°25'15"W. (N.86°25'52"W. by record) from the Northwest Corner of said Section 17, said corner is also approximately 48.14 feet perpendicularly distant southerly from the control line of said project opposite engineer station 573+31.93; and running thence S.86°25'15"E. (S.86°25'52"E. by record) 40.08 feet along said southerly right of way line to a northeast corner of said entire tract; thence S.00°03'30"E. 7.33 feet along the easterly boundary

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

Parcel No. 0173:136 Project No. S-0173(16)5

line of said entire tract to a line parallel with and 58.00 feet perpendicularly distant southerly from said control line; thence S.89°57'32"W. 40.00 feet along said parallel line to the westerly boundary line of said entire tract; thence N.00°03'30"W. 9.86 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 344 square feet or 0.008 acre in area, more or less.

(Note: Rotate all bearings in the above description 00°14'34" clockwise to obtain 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.

Continued on Page 3
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FPA West Point, LLC a Delaware limited liability company		
a lelul Eluy	2	
Michael B. Earl Manager	<del></del>	
STATE OF <u>California</u> )		
COUNTY OF ORANGE ) ss.		
On this day ofAPR		e
me, N. MAURIELLO	, notary public, personally appeared Michael B. Ea	rf
	vidence to be the person whose name is subscribed to the	
	he executed the same in his authorized capacity, and that	
	n, or the entity upon behalf of which the person acted	
executed the instrument.	, or the that, apon bottom of which the person acted	٠,
oxooded to instrument.		
Lead's and DENALTY OF DEDUCE		
•	der the laws of the State of California that the foregoing	g
paragraph is true and correct.		
WITNESS was band and off the		
WITNESS my hand and official seal.	N. MAURIELLO	
Cleevelle	Commission # 1898205 Notary Public - California Orange County	
Notary Public	My Comm. Expires Aug 29, 2014	
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15P - 9/21/2011

Prepared by: (JLS) Meridian Engineering, Inc.

LIMITED LIABILITY RW-01LL (11-01-03)