

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

11013903
8/19/2010 11:36:00 AM \$17.00
Book - 9850 Pg - 5763-5765
Gary W. Ott
Recorder, Salt Lake County, UT
FIRST AMERICAN TITLE
BY: eCASH, DEPUTY - EF 3 P.

Warranty Deed
(Controlled Access)
(Limited Liability Company)
Salt Lake County

Parcel No. 0182:101:2A
Project No. MP-0182(6)
Affecting Tax ID. No. 33-16-300-016
33-16-300-017
33-16-300-019
33-16-300-023

Wasatch South Hills Development Co., LLC, 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 and no/100 Dollars, and other good and valuable considerations, the following described parcel tract of land in Salt Lake County, State of Utah, to-wit:

A parcel of land in fee for a highway known as Project No. MP-0182(6), being part of an entire tract of property, situate in the NW $\frac{1}{4}$ SW $\frac{1}{4}$, and the SW $\frac{1}{4}$ SW $\frac{1}{4}$ and the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 16, T. 4 S., R. 1 W., S.L.B. & M. The boundaries of said parcel of land are described as follows:

Beginning at a northwest corner of said entire tract, which point is 189.08 ft. S. 0°17'12" W. along the section line and 50.00 ft. S. 89°42'48" E. from the West Quarter corner of said Section 16, which point is 219.12 ft. perpendicularly distant northeasterly from the Mountain View Corridor Right of Way Control Line, opposite approximate Engineer Station 894+49.31; and running thence S. 57°03'14" E. 1102.21 ft. along the northeasterly boundary line to a northeast corner of said entire tract; thence continuing along the easterly and northerly boundary lines of said entire

Continued on Page 2

LIMITED LIABILITY COMPANY RW-24LL (Modified 7-13-09)
Modified with New Access Control language
for a Frontage Road Right of Way System

5288865

tract the following five (5) courses and distances: 1) S. 01°14'44" E. 517.57 ft.; thence 2) S. 89°45'24" E. 324.71 ft.; thence 3) S. 0°23'40" E. 9.28 ft.; thence 4) S. 89°44'57" E. 335.85 ft.; thence 5) S. 0°16'23" W. 433.71 ft. to a point 225.00 ft. perpendicularly distant southwesterly from said control line, opposite approximate Engineer Station 872+61.14; thence N. 57°03'16" W. 403.76 ft.; thence N. 71°49'57" W. 86.25 ft.; thence N. 57°03'16" W. 234.49 ft.; thence N. 41°59'56" W. 61.11 ft. to a westerly boundary line of said entire tract; thence N. 0°18'52" E. 17.18 ft.; thence N. 89°44'57" W. 15.63 ft.; thence N. 41°59'56" W. 0.37 ft.; thence N. 57°03'16" W. 735.43 ft.; thence N. 59°55'01" W. 353.76 ft. to a westerly boundary line of said entire tract; thence N. 0°17'12" E. 548.50 ft. 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 contains 652,846 square feet in area or 14.987 acres, more or less.

(Note: Rotate all bearings in the above description 0°21'26" clockwise to match the above said Right of Way Control Line.)

Subject to all matters of record.

To enable the Utah Department of Transportation to construct and maintain a public highway as a freeway, as contemplated by Title 72, Chapter 6, Section 117, Utah Code Annotated, 1998, as amended, the limited access highway facility that will comprise of frontage roads and adjacent lands between the frontage roads for a future limited access highway, the Owners of said entire tract of property hereby release and relinquish to the Utah Department of Transportation any and all rights of ingress and egress from Owner's remaining property adjacent to the land, which consists of the limited access highway facility, conveyed to the Utah Department of Transportation, **EXCEPTING** and reserving to said Owners, their successors or assigns, the right of access for the purpose of a dedicated city street to said frontage roadway known as MP-0182(6) at a point directly opposite southwesterly from Engineer Station 888+30.00; and **EXCEPTING** and reserving to said Owners, their successors or assigns, the rights of access and other rights set forth in the Addendum to Right of Way Contract granted from Utah Department of Transportation and recorded contemporaneously herewith and **PROVIDED** however, that the access to and from the frontage roads shall only connect to the limited access highway at interchange points that the highway authority establishes.

Note: Engineer Stations used in the above document are based on the Right of Way Control Line for said project.

IN WITNESS WHEREOF, said Wasatch South Hills Development Co., LLC has caused this instrument to be executed by its proper officers thereunto duly authorized, this 16th day of August, A.D. 2010.

STATE OF Utah) Wasatch South Hills Development Co., LLC
) ss.
COUNTY OF Salt Lake) By *Tave Puller*
 Manager

On the date first above written personally appeared before me, Dave Millheim, who, being by me duly sworn, says that he is the manager of Wasatch South Hills Development Co., LLC, a Limited Liability Company, and that the within and foregoing instrument was signed in behalf of said company by authority of its Article of Organization, and said Dave Millheim acknowledged to me that said company executed the same.

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

[Signature]
Notary Public

