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WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right-of-Way, Fourth Floor
4501 South 2700 West
Box 148420
Salt Lake City, Utah 84114-8420

10813077
10/08/2009 01:52 PM \$17.00
Book - 9769 Pg - 4617-4620
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
FIRST AMERICAN TITLE
BY: KSR, DEPUTY - WI 4 P.

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

Parcel No. 0182:105:A
Project No. MP-0182(6)

Affecting Tax ID: 33-07-300-012, 33-07-400-006

South Farm, L.L.C., a Limited Liability Company of the State of Utah, Grantor, hereby CONVEY AND WARRANT against all claiming by, through or under them, and against acts of themselves, 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 & no/100 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, being part of an entire tract located in Lots 2, 8, 9, 10, the E $\frac{1}{2}$ NW $\frac{1}{4}$, and the SW $\frac{1}{4}$ NE $\frac{1}{4}$, of Section 7, and the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 8 all in T.4S., R.1W., S.L.B.&M. The boundaries of said parcel are further described as follows:

Beginning at the intersection of the south line of said Section 8 and the westerly Right of Way and Limited-Access Line of said highway at a point that is 226.29 ft perpendicularly distant southwesterly from the right of way control line of the Mountain View Corridor, UDOT Project MP-0182(6) Engineer Station 948+81.80, said point also being 598.70 ft N. 89°26'58" E. along the section line from the Southwest Corner of said Section 8 and running thence along said Right of Way and Limited-Access Line the following 2 courses: 1) N. 52°30'22" W. 677.28 ft to a point 237.00 ft perpendicularly distant

southeasterly from Engineer Station 955+59.00; 2) N. 62°45'46" W. 64.87 ft to a point in the west line of said Section 8 and a boundary line at a point that is 249.56 ft perpendicularly distant southwesterly from Engineer Station 956+22.64; thence leaving said Right of Way and Limited-Access Line N. 0°27'48" E. 490.77 ft along said west section line and boundary line; thence N. 89°18'22" W. 656.10 ft along said boundary line; thence S. 0°41'39" W. 214.22 ft along said boundary line to a point in the westerly Right of Way and Limited-Access Line of said highway that is 433.25 ft perpendicularly distant southwesterly from Engineer Station 963+12.42; thence along said Right of Way and Limited-Access Line the following 2 courses: 1) S. 38°03'22" W. 70.75 ft to a point that is 504.00 ft perpendicularly distant southwesterly from Engineer Station 963+12.00; 2) S. 40°24'59" W. 142.09 ft to a point that is 646.00 ft perpendicularly distant southwesterly from Engineer Station 963+17.00; thence leaving said Right of Way and Limited-Access Line N. 52°01'18" W. 136.00 ft to a point in the said westerly Right of Way and Limited-Access Line that is 647.00 ft perpendicularly distant southwesterly from Engineer Station 964+53.00; thence along said Right of Way and Limited-Access Line the following 7 courses: 1) N. 35°57'20" E. 328.30 ft to a point that is 319.00 ft perpendicularly distant southwesterly from Engineer Station 964+67.00; 2) N. 5°56'52" E. 46.22 ft to a point that is 280.00 ft perpendicularly distant southwesterly from Engineer Station 964+91.80; 3) N. 51°36'01" W. 208.20 ft to a point that is 280.00 ft perpendicularly distant southwesterly from Engineer Station 967+00.00; 4) N. 49°48'37" W. 480.23 ft to a point that is 265.00 ft perpendicularly distant southwesterly from Engineer Station 978.80.00; 5) N. 45°22'28" W. 221.31 ft to a point that is 241.00 ft perpendicularly distant southwesterly from Engineer Station 974+00.00; 6) N. 51°40'05" W. 2540.11 ft to a point 244.00 ft perpendicularly distant southwesterly from Engineer Station 999+40.11; 7) Northwesterly 1270.24 ft along the arc of a curve to the right having a radius of 4944.00 ft, the chord bears N. 44°14'24" W. 1266.75 ft to a point in a boundary line that is 244.00 ft perpendicularly distant southwesterly from Engineer Station 1011+47.66, said point also being in the south line of Lot 1 of said Section 7; thence leaving said Right of Way and Limited-Access Line S. 89°48'02" E. 338.76 ft along said south of Lot 1 and boundary line to the east line of said Lot 1; thence N. 0°09'15" E. 423.84 ft along said east line of Lot 1 and boundary line to a point in the easterly Right of Way and Limited-Access Line of said highway that is 279.51 ft perpendicularly distant northeasterly from Engineer Station 1012+90.26; thence along said easterly Right of Way and Limited-Access Line the following 8 courses: 1) S. 39°48'07" E. 1051.89 ft to a point that is 240.00 ft perpendicularly distant northeasterly from Engineer Station 1001+75.00; 2) S. 46°19'43" E. 223.86 ft to a point that is 225.00 ft perpendicularly distant northeasterly from Engineer Station 999+40.00; 3) S. 51°36'01" E. 2250.00 ft to a point that is 243.00 ft perpendicularly distant

northeasterly from Engineer Station 976+90.00; 4) S. 59°57'58" E. 171.83 ft to a point that is 250.00 ft perpendicularly distant northeasterly from Engineer Station 975+20.00; 5) S. 53°35'49" E. 1004.61 ft to a point 285.00 ft perpendicularly distant northeasterly from Engineer Station 965+16.00; 6) N. 75°51'01" E. 59.20 ft to a point that is 332.00 ft perpendicularly distant northeasterly from Engineer Station 964+80.00; 7) N. 38°23'59" E. 138.00 ft to a point that is 470.00 ft perpendicularly distant northeasterly from Engineer Station 964+80.00; 8) N. 39°58'24" E. 182.07 ft to a point that is 652.00 ft perpendicularly distant northeasterly from Engineer Station 964+75.00; thence leaving said Right of Way and Limited-Access Line S. 52°00'03" E. 143.00 ft to a point in said Right of Way and Limited-Access Line that is 653.00 ft perpendicularly distant northeasterly from Engineer Station 963+32.00; thence along said Right of Way and Limited-Access Line the following 7 courses: 1) S. 36°05'16" W. 322.26 ft to a point that is 331.00 ft perpendicularly distant northeasterly from Engineer Station 963+19.00; 2) S. 4°42'35" W. 61.28 ft to a point that is 280.00 ft perpendicularly distant northeasterly from Engineer Station 962+85.00; 3) S. 51°36'01" E. 285.00 ft to a point that is 280.00 ft perpendicularly distant northeasterly from Engineer Station 960+00.00; 4) S. 45°01'06" E. 392.59 ft to a point that is 235.00 ft perpendicularly distant northeasterly from Engineer Station 956+10.00; 5) S. 51°36'01" E. 620.00 ft to a point that is 235.00 ft perpendicularly distant northeasterly from Engineer Station 949+90.00; 6) S. 50°26'35" E. 495.10 ft to a point that is 225.00 ft perpendicularly distant northeasterly from Engineer Station 944+95.00; 7) S. 51°36'01" E. 169.60 ft to a point in the east line of the SW¼SW¼ of said Section 8 and boundary line that is 225.00 ft perpendicularly distant northeasterly from Engineer Station 943+25.40; thence leaving said Right of Way and Limited-Access Line S. 0°30'22" W. 1.19 ft along said east line to the south line of said Section 8; thence S. 89°26'58" W. 716.39 ft along said south line and boundary line to the point of beginning.

The above described parcel of land contains 3,143,769 square feet or 72.171 acres.

Note: Engineer Stations used in the above description are based on the Right of Way control line for said Project.

To enable the Utah Department of Transportation to construct and maintain a public highway as freeway as contemplated by Title 72, Chapter 6, Section 117, Utah Code Annotated, 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 at the following 6 points: 1) directly northeasterly opposite Highway Engineer Station 948+00, 2) directly southwesterly opposite Highway Engineer Station 972+06, 3) directly northeasterly opposite Highway Engineer Station 973+60, 4) directly southwesterly opposite Highway Engineer Station 995+85, 5) directly northeasterly opposite Highway Engineer Station 1006+74, 6) directly southwesterly opposite Highway Engineer Station 1006+74; 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.

IN WITNESS WHEREOF, said Donald E Wallace has caused this instrument to be executed by its proper officers thereunto duly authorized, this 30 day of September, A.D. 2009.

STATE OF UT) South Farm, L.L.C.
Limited Liability Company

) ss.

COUNTY OF S.C.) By [Signature]
Vice President & Manager,

Swartzney, Inc.
On the date first above written Personally appeared before me, Donald E Wallace, who being by me duly sworn, says that he is the Manager of South Farm, L.L.C., a Limited Liability Company, and that the within and foregoing instrument was signed in behalf of said company by authority of its Articles of Organization, and said Donald E Wallace 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

