

11069169

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

11069169
11/5/2010 10:11:00 AM \$14.00
Book - 9876 Pg - 5271-5273
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. 0182:111:A
Project No. MP-0182(6)
Affecting Tax ID. No. 33-06-100-028
33-06-100-0030

Madsen Meadows, 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 \$10.00 (TEN) 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 a highway known as Project No. MP-0182(6), being part of an entire tract of property, situate in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 6, T. 4 S., R. 1 W., S.L.B. & M. The boundaries of said parcel of land are described as follows:

Beginning at the Northeast corner of said entire tract, which point is 1,057.65 ft. S. 89°48'47" E. along the section line and 45.00 ft. S. 0°21'38" E. from the Northwest Corner of said Section 6; and running thence S. 0°21'38" E. 9.95 ft. along the easterly boundary line of said entire tract to a point 69.85 ft. radially distant southerly from the 13400 South Street Right of Way Control Line, of said project, opposite approximate Engineer Station 28+72.08; thence N. 89°03'45" W. 11.66 ft.; thence S. 89°37'19" W. 258.98 ft. to the westerly boundary line of said entire tract to a point 71.89 ft.

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

BK 9876 PG 5271

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perpendicularly distant southerly from said control line, opposite approximate Engineer Station 26+00.85; thence N. 0°21'38" W. 12.35 ft. to the existing southerly right of way line of 13400 South Street; thence S. 89°48'47" E. 270.65 ft. along said existing northerly right of way 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 2,983 square feet in area or 0.068 acre, more or less.

(Note: Rotate all bearings in the above description 0°14'51" clockwise to match the above said Right of Way Control Line.)

Together with any and all abutter's rights of underlying fee to the center of the existing rights of way appurtenant to this conveyance.

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, 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 to the nearest roadway of said highway over and across the southerly right of way line for One 25.00 ft. commercial section, which section centers at a point directly opposite Highway Engineer Station 28+59.58.

(Note: Engineer Stations used in the above document are based on the Mountain View Corridor Right of Way Control Line for highway Project No. MP-0182(6))

IN WITNESS WHEREOF, said MADSEN MEADOWS, LLC
has caused this instrument to be executed by its proper officers thereunto duly authorized, this 24th day of September, A.D. 20 10.

STATE OF Utah)
) ss. Madsen Meadows, LLC
) Limited Liability Company
COUNTY OF Salt Lake) By WILLIAM RUSTON Manager

On the date first above written personally appeared before me, WILLIAM RUSTON, who, being by me duly sworn, says that he is the manager of Madsen Meadows, 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 MADSEN MEADOWS, LLC 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

