

11322655

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

F. B1824UDK

11322655  
01/30/2012 08:39 AM \$0.00  
Book - 9986 Pg - 5174-5175  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
FOUNDERS TITLE  
746 WINCHESTER ST STE 100  
SLC UT 84107  
BY: KSR, DEPUTY - WI 2 P.

**Warranty Deed**  
(Corporation)

Salt Lake County                      Tax ID No.                      21-18-226-001  
Parcel No.                                      0173:088  
Project No.                                      S-0173(16)5

Kearns Auto Center, Inc., a Utah corporation

a Corporation of the State of Utah Grantor(s),  
hereby CONVEYS AND WARRANTS to the UTAH DEPARTMENT OF TRANSPORTATION,  
at 4501 South 2700 West, Salt Lake City, Utah 84119, Grantee,  
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 highway State Route 173 known as Project No. S-0173(16)5, being part of an entire tract of property situate in the NW1/4NE1/4 and the NE1/4NE1/4 of Section 18, T.2S., R.1W., S.L.B.&M. The boundaries of said parcel of land are described as follows:

Beginning at the northeast corner of said entire tract in the southerly right of way line of the existing highway State Route 173 which corner is 147.10 feet N.89°59'04"W. along the section line and 139.80 feet S.00°05'30"W. and 1,134.75 feet N.89°54'30"W. from the Northeast Corner of said Section 18, said corner is also approximately 28.03 feet perpendicularly distant southerly from the control line of said project opposite engineer station 552+14.59; and running thence S.00°05'30"W. 21.97 feet along the easterly boundary line of said entire tract to a line parallel with and 50.00 feet perpendicularly distant southerly from said control line; thence N.89°55'23"W. 105.01 feet along said parallel line to a point opposite engineer station 551+09.57; thence S.45°05'03"W. 28.28 feet to a point in the easterly right of way line of the existing 4220 West Street which point is 30.00 feet perpendicularly distant easterly from the control line of

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COMPANY RW-01C (11-01-03)

4220 West Street opposite engineer station 2+13.01; thence N.00°05'30"E. 21.99 feet along said easterly right of way line to a northwest corner of said entire tract and the beginning of a 20.00-foot radius curve to the right along the southerly right of way line of said existing highway; thence northeasterly along the arc of said curve 31.42 feet through a delta of 90°00'00" (Note: chord to said curve bears N.45°05'30"E. for a distance of 28.28 feet) to a northwest corner of said entire tract; thence S.89°54'30"E. 105.00 feet continuing along said southerly 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 2,862 square feet or 0.066 acre in area, more or less.

(Note: Rotate all bearings in the above description 00°18'00" 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.

IN WITNESS WHEREOF, said KEARNS AUTO CENTER, INC  
has caused this instrument to be executed by its proper officers thereunto duly authorized, this 14 day of DECEMBER, A.D. 20 11.

STATE OF UTAH )  
  ) ss.  
COUNTY OF SALT LAKE )

Ray VanDerVaart  
By Registered Assistant President

On the date first above written personally appeared before me, RAY VAN DER VAART, who, being by me duly sworn, says that he is the REGISTERED ASSISTANT PRES of KEARNS AUTO CENTER, a corporation, and that the within and foregoing instrument was signed in behalf of said corporation by authority of KEARNS AUTO CENTER, and said RAY VAN DER VAART acknowledged to me that said corporation executed the same.

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

Lawrence Bellinger  
Notary Public

