

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

CTIA#102192-WHP

12789723
06/12/2018 02:03 PM \$0.00
Book - 10683 Pg - 4168-4172
ADAM GARDINER
RECORDER, SALT LAKE COUNTY, UTAH
COTTONWOOD TITLE
1996 E 6400 S #120
SLC UT 84121
BY: CBP, DEPUTY - MI 5 P.

Warranty Deed (Limited Liability Company)

Salt Lake County	Tax ID No.	28-05-156-007
	PIN No.	13578
	Project No.	F-0209(42)8
	Parcel No.	0209:182

Shadowcrest Office Park Owners, LLC, a Limited Liability Company of the State of Utah Grantor(s), hereby CONVEYS AND WARRANTS to the UTAH DEPARTMENT OF TRANSPORTATION, Grantee, at 4501 South 2700 West, Salt Lake City, Utah 84114, 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 209 known as Project No. F-0209(42)8, being part of an entire tract of property situate in the SW1/4 NW1/4 of Section 5, T.3S., R.1E., S.L.B.&M. The boundaries of said parcel of land are described as follows:

Beginning at the southwest corner of said entire tract in the northerly right of way line of the existing highway State Route 209 which corner is 2,478.38 feet (2,477.91 feet by record) S.00°07'00"W. along the monument line and 233.01 feet (233 feet by record) feet S.89°20'00"E. and 3.00 feet N.00°22'13"E. from the Northwest Corner of said Section 5, said corner is also 57.90 feet perpendicularly distant northerly from the control line of said project opposite approximate engineer station 179+71.24; and running thence N.00°07'00"E. 12.60 feet along the westerly boundary line of said entire tract to a line parallel with and 70.50 feet perpendicularly distant northerly from said control line; thence S.89°08'52"E. 132.42 feet along said parallel line to a point opposite engineer station 181+03.50; thence S.71°47'38"E. 8.38 feet to a point 68.00 feet perpendicularly distant northerly from said control line opposite engineer station 181+11.50; thence S.89°34'15"E. 135.50 feet to a point 69.00 feet perpendicularly distant northerly from said control line opposite engineer station 182+47.00; thence N.38°30'01"E. 29.05 feet to a point in the westerly right of way

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line of the existing Green Way Street which point is 92.00 feet perpendicularly distant northerly from said control line opposite engineer station 182+64.74; thence S.00°58'54"W. 21.37 feet along said westerly right of way line to a southeast corner of said entire tract; thence along the northerly right of way line of said State Route 209 the following five (5) courses: (1) S.45°25'07"W. 17.31 (S.45°42'13"W. 19.10 feet by record) feet to a southeast corner of said entire tract; thence (2) N.89°02'59"W. (N88°45'53"W by record) 85.03 feet; thence (3) N.89°00'51"W. (N.88°43'45"E. by record) 66.02 feet; thence (4) S.00°54'45"W. (S.01°11'51"W. by record) 1.00 foot to a south corner of said entire tract; thence (5) N.89°00'51"W. 130.26 feet (S88°43'45"E. 130.29 feet by record) 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 3,453 square feet or 0.079 acre in area, more or less.

(Note: Rotate all bearings in the above description 00°14'58" clockwise to obtain highway bearings.)

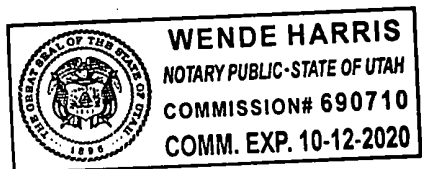
IN WITNESS WHEREOF, said Shadowcrest Office Park Owners, LLC has caused this instrument to be executed by its proper officers thereunto duly authorized, this 15th day of May, A.D. 20 18.

STATE OF UTAH)
) ss. Shadowcrest Office Park Owners, LLC
) Limited Liability Company
COUNTY OF SALT LAKE) By [Signature]
) Manager

On the date first above written personally appeared before me, Tim Kammeyer, who, being by me duly sworn, says that they are the Manager of Shadowcrest Office Park Owners, LLC, a Limited Liability Company, and that the within and foregoing instrument was signed on behalf of said company by authority of its Articles of Organization, and said Tim Kammeyer 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



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IN WITNESS WHEREOF, said Shadowcrest Office Park Owners, LLC has caused this instrument to be executed by its proper officers thereunto duly authorized, this 15th day of May, A.D. 2018.

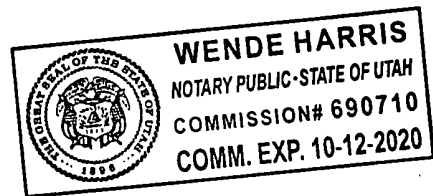
STATE OF UTAH)
) ss.
)
COUNTY OF SALT LAKE)

Shadowcrest Office Park Owners, LLC
Limited Liability Company
By *Melissa Kammeyer*
Member

On the date first above written personally appeared before me, Melissa Kammeyer, who, being by me duly sworn, says that they are the ~~Member~~ of Shadowcrest Office Park Owners, LLC, a Limited Liability Company, and that the within and foregoing instrument was signed on behalf of said company by authority of its Articles of Organization, and said Melissa Kammeyer acknowledged to me that said company executed the same.

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

Wende Harris
Notary Public



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Project No. F-0209(42)8
Parcel No. 0209:182

IN WITNESS WHEREOF, said Shadowcrest Office Park Owners, LLC has caused this instrument to be executed by its proper officers thereunto duly authorized, this 17th day of May, A.D. 20 18.

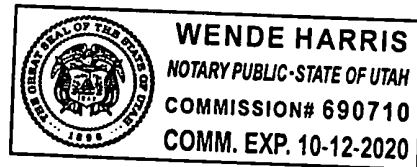
STATE OF UTAH)
) ss.
)
COUNTY OF SALT LAKE)

Shadowcrest Office Park Owners, LLC
Limited Liability Company
By [Signature]
Member

On the date first above written personally appeared before me, Allison Christensen, who, being by me duly sworn, says that they are the Member of Shadowcrest Office Park Owners, LLC, a Limited Liability Company, and that the within and foregoing instrument was signed on behalf of said company by authority of its Articles of Organization, and said Allison Christensen 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



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Project No. F-0209(42)8
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IN WITNESS WHEREOF, said Shadowcrest Office Park Owners, LLC has caused this instrument to be executed by its proper officers thereunto duly authorized, this 18th day of May, A.D. 2018.

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

Shadowcrest Office Park Owners, LLC
Limited Liability Company
By [Signature]
Member

On the date first above written personally appeared before me, James Boud, who, being by me duly sworn, says that they are the Member of Shadowcrest Office Park Owners, LLC, a Limited Liability Company, and that the within and foregoing instrument was signed on behalf of said company by authority of its Articles of Organization, and said James Boud 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

