

Utah Department of Transportation
Highway Design
Fourth Floor
4501 South 2700 West
Salt Lake City, Utah 84119-0000

Warranty Deed
(CONTROLLED ACCESS)
Salt Lake County

Parcel No. 068:13:A
Project No. F-068(3)

4763149

Joan Walker Letham, Grantor,
of Las Vegas, County of Clark, State of Nevada,
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's Dollars,
the following described parcel of land in Salt Lake County, State of Utah,
to-wit:

A parcel of land in fee for an expressway known as Project No. 068, being part of an entire tract of property, situate in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 25, T. 2 S., R. 1 E., S.L.B.& M. The boundaries of said parcel of land are described as follows:

Beginning at the intersection of the northwesterly boundary line of said entire tract and the southwesterly right of way line of the existing Wasatch Boulevard, which point is 248 feet S. 57°39' E., 200 feet S. 50°47' E., 200 feet S. 67°54' E., 100 feet S. 47°57' E., 200 feet S. 65°18' E., 100 feet S. 51°52' E. and approximately 41.37 feet S. 29°26' W. from the Northwest corner of said Section 25; and running thence Southeasterly 97.53 feet along said southwesterly right of way line along the arc of a 1096.28-foot radius curve to the right (Note: Chord to said curve bears S. 48°14'26" E. for a distance of 97.50 feet); thence S. 45°44'30" E. 13.32 feet to the southeasterly boundary line of said entire tract; thence S. 19°36' W. 76.24 feet along said southeasterly boundary line to a point 70.00 feet perpendicularly distant southwesterly from the center line of said project; thence N. 52°10'56" W. 122.48 feet along a line parallel to said center line to said northwesterly boundary line; thence N. 29°26' E. 81.40 feet along said northwesterly boundary 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 0.205 acre.

(Note: Rotate all bearings in the above description 0°19'49" clockwise to match highway bearings based on the Utah State Plane Coordinate System.)

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 Grantee to construct and maintain a public highway as a expressway, as contemplated by Title 27, Chapter 12, Section 96, Utah Code Annotated, 1953, as amended, the Grantor hereby release and relinquish to the Grantee any and all rights or easements appurtenant to the Grantors remaining property by reason of the location thereof with reference to said highway, including, without limiting the foregoing, all rights of ingress to or egress from the Grantors remaining property contiguous to the lands hereby conveyed, to or from said highway.

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