

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

MTC # 233637

12134012
9/17/2015 12:20:00 PM \$14.00
Book - 10362 Pg - 3397-3399
Gary W. Ott
Recorder, Salt Lake County, UT
MERIDIAN TITLE
BY: eCASH, DEPUTY - EF 3 P.

Warranty Deed
(Limited Liability Company)

Salt Lake County	Tax ID No.	14-23-226-002
	PIN No.	7704
	Project No.	S-0085(1)0
	Parcel No.	0085:499:ST

Knudson Investments, LLC, a Utah limited liability company fka (formerly known as) Knudson Investments, LTD., a Utah limited partnership, Grantor(s), hereby CONVEYS AND WARRANTS to the UTAH DEPARTMENT OF TRANSPORTATION, at 4501 South 2700 West, Salt Lake City, Utah 84114, 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 a highway known as Project No. S-0085(1)0, being all the remainder of an entire tract of property situate in the NE1/4NE1/4 of Section 23, T.1S., R.2W., S.L.B. & M. The boundaries of said parcel of land are described as follows:

Beginning at the a point on the existing southwesterly right of way line of the frontage road of State Route 201, which point is 1075.11 feet (1075.00 feet by record) S.00°08'00"E. along the section line and 40.01 feet (40.00 feet by record) S.89°52'00"W. from the Northeast Corner of said Section 23, said point is also 1143.09 feet radially distant easterly from the Mountain View Corridor Right of Way Control Line opposite approximate engineer station 1910+85+14; and running thence S.00°41'37"E. 263.41 feet along the easterly boundary line of said entire tract and the westerly right of way line of 5600 West Street to the southeast corner of said entire tract; thence S.89°37'51"W. 936.32 feet along the southerly boundary line of said entire tract to the southwest corner of said entire tract; thence N.00°09'00"W. 361.22 feet along the westerly boundary line of said entire tract to a point in a 1068.00-foot radius non-tangent curve to the right;

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thence northeasterly 620.48 feet along the arc of said curve (Note: Chord to said curve bears N.27°24'05"E. for a distance of 611.79 feet) to the beginning of a 755.00-foot radius non-tangent curve to the right; thence southeasterly 281.76 feet along the arc of said curve (Note: Chord to said curve bears S.32°57'34"E. for a distance of 280.13 feet); thence S.22°16'06"E. 189.78 feet to the beginning of a 292.00-foot radius curve to the left; thence southeasterly 348.26 feet along the arc of said curve (Note: Chord to said curve bears S.56°26'09"E. for a distance of 327.98 feet); thence N.89°23'48"E. 116.16 feet to said existing southwesterly right of way line; thence S.41°14'52"E. 58.74 feet along said existing southwesterly 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 504,695 square feet in area or 11.586 acres, more or less.

(Note: Rotate all bearings in the above descriptions 0°36'12" clockwise to obtain highway bearings.)

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