

11226821

WHEN RECORDED, MAIL TO:  
Utah Department of Transportation  
Right-of-Way, Fourth Floor  
4501 South 2700 West  
Box 148420  
Salt Lake City, Utah 84114-8420

11226821  
08/12/2011 11:54 AM \$0.00  
Book - 9942 Pg - 7535-7537  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
FOUNDERS TITLE  
746 WINCHESTER ST STE 100  
SLC UT 84107  
BY: TMW, DEPUTY - WI 3 P.

Affecting Tax ID No. 15-29-179-005

## Warranty Deed

(NON-PROFIT CORPORATION) Parcel No. 0154:4NO:AC  
Salt Lake County Project No. S-0154(63)19

Utah Charter Academies

a non-profit corporation of the State of Utah, Grantor,  
hereby CONVEYS AND WARRANTS to West Valley City, at 3600 South Constitution  
Blvd., West Valley City, Utah 84119, Grantee, for the sum of 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, being part of an entire tract of property, situate in the  
SE1/4NW1/4 of Section 29, T.1 S., R.1 W., S.L.B.& M. The boundaries of said parcel of  
land are described as follows:

Beginning at a southwest corner of said entire tract, which point is the intersection  
of the existing easterly right of way and limited access line of an expressway, Bangerter  
Highway, known as Project No. NM-1005(1) and the northerly right of way and limited  
access line of 3100 South Street (Note: said point of beginning is 722.36 feet  
N. 89°46'22" W. along the Quarter Section line and 53.00 feet N. 0°13'38" E. from the  
East Quarter Corner of said Section 29) and running thence N. 44°44'00" W. (deed  
bearing = N. 44°58'02" W.) 15.55 feet along the southwesterly boundary line of said  
entire tract to a point designated as Point "A", which point is 64.00 feet perpendicularly  
distant northerly from the control line of said 3100 South Street of Project S-0154(63)19  
at approximate Engineer Station 110+02.32; thence S. 89°46'22" E. 72.00 feet parallel  
to said control line to a point designated as Point "B"; thence continuing S. 89°46'22" E.  
76.11 feet parallel to said control line; thence S. 85°57'31" E. 116.03 feet to the easterly  
boundary line of said entire tract at a point which is 56.28 feet perpendicularly distant  
northerly from said control line at approximate Engineer Station 112+66.21; thence  
S. 0°13'54" W. (deed bearing = South) 3.28 feet along said easterly boundary line to the

existing northerly right of way line of said 3100 South Street; thence N. 89°46'22" W. (deed bearing = S. 89°59'44" W.) 252.90 feet along said 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 2,396 square feet or 0.055 acre.

To enable the Utah Department of Transportation to construct and maintain a public highway as an expressway, as contemplated by Title 72, Chapter 6, Section 117, Utah Code Annotated, 1998, as amended the Owners of said entire tract of property hereby release and relinquish to said Utah Department of Transportation any and all rights appurtenant to the remaining property of said Owners by reason of the location thereof with reference to said highway, including, without limiting the foregoing, all rights of ingress to or egress from said Owner's remaining property contiguous to the lands hereby conveyed to or from said highway between designated Point "A" and Point "B".

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 **JILL LYNN McDONALD**  
NOTARY PUBLIC-STATE OF UTAH  
COMMISSION# 608343  
COMM. EXP. 04-11-2015