

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

MAIL COPY TO:
Utah Transit Authority
PO Box 30810
Salt Lake City, Utah 84130-0810

ENT13001:2017 PG 1 of 7
Jeffery Smith
Utah County Recorder
2017 Feb 07 12:57 PM FEE 0.00 BY DA
RECORDED FOR National Title Agency of Utah
ELECTRONICALLY RECORDED

Warranty Deed
(CONTROLLED ACCESS)
(LIMITED LIABILITY COMPANY)

Utah County

Tax ID No. 36:636:0001
Pin No. 10266
Project No. S-0265(23)3
Parcel No. 0265:122:A

Corral West Properties, L.C., Grantor, a Limited Liability Company of the State of Utah,
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 consideration, the following
described parcel of land in Utah County, State of Utah, to-wit:

A parcel of land in fee, being part of an entire tract of property, situate in Lot 1,
Amended Plat "A", Corral West Subdivision, according to the official plat thereof,
recorded March 12, 1996 as Entry No. 20192, Map No. 6495-77, situate in the
NW1/4NE1/4 of Section 27, T.6S., R.2E., S.L.B.&M., for the construction of
improvements incident to the Provo-Orem Transportation Improvement Project, known
as project number S-0265(23)3.

Beginning at the northwest corner of said Lot 1, which point is on the southerly right of
way and limited access line of State Route 265 (University Parkway) in Orem, Utah,
which point is also 1,096.92 feet (*1,096.67 feet measured*) S. 89°08'17" E. along the
section line and 687.79 feet (*690.38 feet measured*) South from the North Quarter

NTA 16-2428

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Corner of said Section 27; thence along the northerly boundary line of said Lot 1 and said right of way and limited access line S. $89^{\circ}30'54''$ 229.17 feet (*three (3) courses by measurement: (1) S. $89^{\circ}13'24''$ E. 163.06 feet; (2) N. $86^{\circ}05'27''$ E. 61.21 feet; (3) S. $89^{\circ}13'24''$ E. 5.30 feet*) more or less to the northeast corner of said Lot 1; thence along the easterly boundary line of said Lot 1 South 23.50 feet to a point which is 88.50 feet perpendicularly distant southerly from the control line of said project, opposite approximate Engineer Station 127+64.22; thence N. $89^{\circ}13'24''$ W. 24.36 feet to a point which is 88.50 feet perpendicularly distant southerly from the control line of said project, opposite Engineer Station 127+39.86 and is designated as point "G"; thence N. $89^{\circ}13'24''$ W. 23.11 feet to a point which is 88.50 feet perpendicularly distant southerly from the control line of said project, opposite Engineer Station 127+16.75; thence N. $00^{\circ}46'36''$ E. 4.50 feet to a point which is 84.00 feet perpendicularly distant southerly from the control line of said project, opposite Engineer Station 127+16.75; thence N. $89^{\circ}13'24''$ W. 183.34 feet, more or less, to the westerly boundary line of said Lot 1, which point is also 84.00 feet perpendicularly distant southerly from the control line of said project, opposite approximate Engineer Station 125+33.41 and is designated as point "F"; thence along said boundary line N. $05^{\circ}23'36''$ E. 14.05 feet, more or less, to the point of beginning as shown on the official map of said project on file at the office of the Utah Department of Transportation. The above described parcel of land contains 3,614 square feet or 0.083 acre in area, more or less.

(Note: Rotate above bearings counterclockwise $00^{\circ}14'36''$ to equal project bearings.)

To enable the Utah Department of Transportation to construct and maintain a limited access public highway, 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

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hereby conveyed to or from said highway between said designated point "F" and designated point "G", and as shown on the official map of said project on file at the office of the Utah Department of Transportation.

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IN WITNESS WHEREOF, said Corral West Properties, L.C. has caused this instrument to be executed by its proper officers thereunto duly authorized, this 3 day of February, A.D. 20 17.

Corral West Properties, L.C



Alex P. Carr
 Name: Alex P. Carr
 Its: Manager

State of Utah)
)ss:
 County of Salt Lake)

On the date first above written personally appeared before me, Alex P. Carr, who, being by me duly sworn, says that he is a Manager of Corral West Properties, L.C, a Limited Liability Company, and that the within and foregoing instrument was signed in behalf of said company by authority of its Articles of Organization, and said Alex P. Carr acknowledged to me that said company executed the same.

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

Kathleen Lunak
 Notary Public

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IN WITNESS WHEREOF, said Corral West Properties, L.C. has caused this instrument to be executed by its proper officers thereunto duly authorized, this 3 day of February, A.D. 20 17.

Corral West Properties, L.C



Bruce K. Tingey
 Name: Bruce K. Tingey
 Its: Manager

State of Utah)
)ss:
 County of Salt Lake)

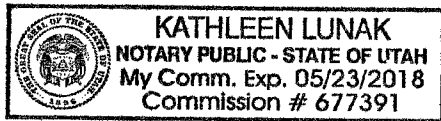
On the date first above written personally appeared before me, Bruce K. Tingey, who, being by me duly sworn, says that he is a Manager of Corral West Properties, L.C, a Limited Liability Company, and that the within and foregoing instrument was signed in behalf of said company by authority of its Articles of Organization, and said Bruce K. Tingey acknowledged to me that said company executed the same.

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

Kathleen Lunak
 Notary Public

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 Project No. S-0265(23)3
 Parcel No. 0265:122:A

IN WITNESS WHEREOF, said Corral West Properties, L.C. has caused this instrument to be executed by its proper officers thereunto duly authorized, this 3 day of FEB., A.D. 20 17.



Corral West Properties, L.C

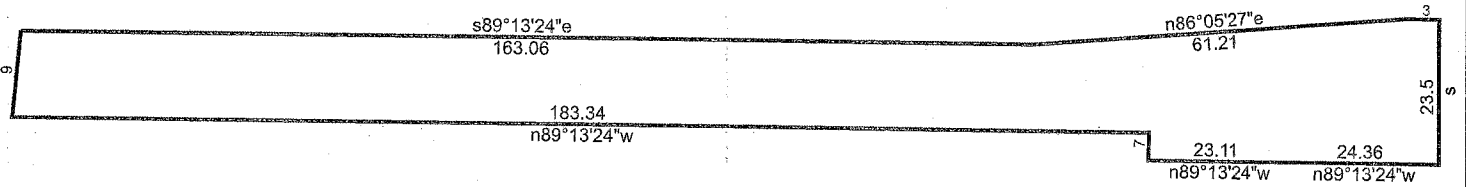
Curtis M. Tingey
 Name: Curtis M. Tingey
 Its: Manager

State of Utah)
)ss:
 County of Salt Lake)

On the date first above written personally appeared before me, Curtis M. Tingey, who, being by me duly sworn, says that he is a Manager of Corral West Properties, L.C, a Limited Liability Company, and that the within and foregoing instrument was signed in behalf of said company by authority of its Articles of Organization, and said Curtis M. Tingey acknowledged to me that said company executed the same.

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

Kathleen Lunak
 Notary Public



Parcel 122:A

6/1/2016

Scale: 1 inch= 30 feet

File: 10266_S-0265(23)3_13P_122_A_DeedPlot.ndp

Tract 1: 0.0830 Acres (3614 Sq. Feet), Closure: s35.3305w 0.01 ft. (1/59406), Perimeter=502 ft.

01 s89.1324e 163.06
02 n86.0527e 61.21
03 s89.1324e 5.30
04 s 23.5
05 n89.1324w 24.36
06 n89.1324w 23.11
07 n00.4636e 4.5

08 n89.1324w 183.34
09 n05.2336e 14.05