

RETURNED

JUL 14 1997

E 1334345 B 2151 P 752
JAMES ASHAUER, DAVIS CNTY RECORDER
1997 JUL 14 9:00 AM FEE .00 DEP REC
REC'D FOR UTAH DEPT OF TRANSPORTATION

WHEN RECORDED, MAIL TO
Utah Department of Transportation
Right of Way, Fourth Floor,
Box 148440
Salt Lake City, Utah 84114 8440

Warranty Deed

(CONTROLLED ACCESS)
(CORPORATION)
Davis County

Parcel No. 9124:12:A
Project No. *HDP-9124(003)

SW 12 3N 1W
08-043-0121
0123

BMW Development, Inc. DBA Ivory North,
a corporation of the State of Utah, Grantor,
hereby CONVEYS AND WARRANTS to the UTAH DEPARTMENT OF TRANSPORTATION, at
4501 South 2700 West, Salt Lake City, Utah 84119, Grantee, for the sum
of Ten 00/100, Dollars,
and other good and valuable considerations, the following described parcel of land
in Davis County, State of Utah, to-wit:

A parcel of land in fee for the widening of an existing expressway, State Route 89,
known as Project No. 9124, being part of an entire tract of property situate in the
SW 1/4 SW 1/4 of Section 12, and the SE 1/4 SE 1/4 of Section 11, T. 3 N., R. 1 W.,
S.L.B.&M. The boundaries of said parcel of land being more particularly described
as follows:

Beginning 493.42 feet N. 00°06'45" W. along the west line of said Section 12 and
522.45 feet S. 89°53'15" E. from the southwest corner of said Section 12, at a point
on the westerly right-of-way and limited-access line of said expressway and
southerly boundary line of said entire tract, and running thence S. 89°48'23" W.
127.99 feet along said southerly boundary line; thence N. 15°32'48" W. 478.77 feet
to the northerly boundary line of said entire tract; thence S. 88°00'08" E. 76.79
feet to said westerly right-of-way and limited-access line of said expressway;
thence S. 21°24'09" E. (S. 21°25'30" E. (S. 21°24'25" E.) bearing of record) 492.07
feet along said westerly right-of-way and limited-access line to the point of
beginning. The above described parcel of land contains 46,884 sq. ft. or 1.076
acres.

(Note: The basis of bearing for said parcel being N. 00°06'45" W. from the
southwest corner to the west quarter corner of said Section 12.)

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To enable the Utah Department of Transportation to construct and maintain a public highway as (a freeway/an expressway), as contemplated by Title 27, Chapter 12, Section 96, Utah Code Annotated, 1953, 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.

IN WITNESS WHEREOF, said _____ Corporation
has caused this instrument to be executed by its proper officers thereunto duly authorized, this _____ 29th _____ day of _____ April _____, A.D. 1997.

STATE OF UTAH) _____ GMW Development, Inc.
) ss. Gary M. Wright
COUNTY OF DAVIS) By President

On the date first above written personally appeared before me, GARY M. WRIGHT, who, being by me duly sworn, says that he is the PRESIDENT of G.M.W. DEVELOPMENT INC., a corporation, and that the within and foregoing instrument was signed in behalf of said corporation by authority of THE BOARD OF DIRECTORS, and said GARY M. WRIGHT acknowledged to me that said corporation executed the same.

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

Michael Brandon Martin
Notary Public

