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WHEN RECORDED, MAIL TO:  
West Valley City  
3600 Constitution Blvd.  
West Valley City Utah 84119

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

13955963 B: 11341 P: 170 Total Pages: 2  
05/20/2022 03:02 PM By: asteffensen Fees: \$0.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: WEST VALLEY CITY  
3600 CONSTITUTION BLVD. WEST VALLEY CITY, UT 84119



## Warranty Deed (Individual)

Salt Lake County	Tax ID No.	20-01-380-008
	PIN No.	11085
	Project No.	F-2240(2)0
	Parcel No.	2240:119:C

Tyler N. Thomas and Milena Thomas, husband and wife, as joint tenants, Grantor(s), of West Valley, County of Salt Lake, State of Utah, hereby CONVEYS AND WARRANTS to West Valley City, a municipal corporation of the State of Utah, Grantee, at 3600 Constitution Blvd., West Valley City, Utah 84119, 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 the widening and roadway improvements of the existing 4700 South Street known as Project F-2240(2)0, being part of an entire tract of property situate, in Lot 1553, Colony West No. 15 Entry No. 3925672, Book 84-4, Page 50 in the office of the Salt Lake County Recorder, in the SE1/4 SW1/4 of Section 1, T.2S., R.2W., S.L.B.&M. The boundaries of said parcel of land are described as follows:

Beginning at a point 84.59 feet N.89°52'35"W. from the southeast corner of said Lot 1553, which point is in the existing northerly right of way line of 4700 South Street, said point is 40.00 feet perpendicularly distant northerly from the 4700 South Street Control Line opposite engineer station 1027+67.50; and running thence N.89°52'35"W 10.79 feet to the beginning of a 5.00 foot radius curve to the right; thence northwesterly along the arc of said curve 7.84 feet through a delta of 89°48'33" (Note: chord to said curve bears N.44°58'19"W. for a distance of 7.06 feet); thence N.00°04'02"W. 4.99 feet along the westerly boundary line of said Lot 1553 to a point 49.98 feet perpendicularly distant northerly from said control line opposite engineer station 1027+52.41 and the beginning of a 17.50 foot radius non-tangent curve to the left (Note: center bears N.64°39'40"E.); thence southeasterly along the arc of said curve 9.72 feet through a delta of 64°34'03" (Note: chord to said curve bears S.57°37'22"E. for a distance of 18.69 feet) 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 39 square feet or 0.001 acre in area more or less.

(Note: Rotate all bearings in the above description 00°13'58" clockwise to obtain highway bearings.)

PIN No. 11085  
Project No. F-2240(2)0  
Parcel No. 2240:119:C

STATE OF Utah )  
 ) ss.  
COUNTY OF Salt Lake )

Tyler N. Thomas  
Tyler N. Thomas  
Milena Thomas  
Milena Thomas

On this 21<sup>st</sup> day of September, in the year 2021, before me personally appeared, Tyler N. Thomas and Milena Thomas, husband and wife, as joint tenants, who proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged to me that he/she/they executed the same.

Desiree Vilate Vargas  
Notary Public

