

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

14034425 B: 11381 P: 5624 Total Pages: 3
10/25/2022 12:54 PM By: dsalazar Fees: \$0.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: FIRST AMERICAN - SOUTH JORDAN
10808 S RIVER FRONT PKWY STE 1 SOUTH JORDAN, UT 840955961

Special Warranty Deed

(LIMITED LIABILITY COMPANY) Tax ID No. 27-01-401-024

Salt Lake County

PIN No. 15669

Project No. S-I15-7(341)295

Parcel No. I15:252

Sandy Tech Center One, LLC, a Limited Liability Company of the State of Utah, Grantor, hereby CONVEY AND WARRANT against all claiming by, through or under them, and against acts of themselves, to the UTAH DEPARTMENT OF TRANSPORTATION, Grantee, at 4501 South 2700 West, Salt Lake City, Utah 84114, 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, being part of an entire tract of property, situate in the NW1/4 SE1/4 of Section 1, Township 3 South, Range 1 West, Salt Lake Base and Meridian, incident to the widening of I-15, known as Project No S-I15-7(341)295. The boundaries of said parcel of land are described as follows

Beginning at the intersection of the southerly boundary line of said entire tract and the easterly right of way line of 255 West Street, being the southwest corner of said entire tract, which point is 1370.66 feet N.89°59'19"W. along the section line and 56.31 feet S.00°02'37"E and 459.16 feet S.00°02'37"E. and 112.69 feet Southwesterly along the arc of a 263.19-foot radius curve to the right (chord bears S.21°14'00"W. 111.83 feet) and 809.66 feet West from the East Quarter corner of said Section 1; and running thence N.00°04'57"W. 56.00 feet along said easterly right of way line; thence East 21.19 feet to a point 270.25 feet radially distant easterly from the right of way control line of said Project, opposite approximate Engineers Station 1243+52.30; thence S.00°14'04"E. 56.00 feet to the southerly boundary line of said entire tract at a point 267.89 feet radially distant easterly from the right of way control line of said Project, opposite approximate Engineers Station 1242+98.86; thence West 21.33 feet along said southerly boundary 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 1191 square feet in area or 0.027 acre.

(Note: Rotate above bearings 0°14'04" clockwise to equal Highway bearings).

IN WITNESS WHEREOF, said Sandy Tech Center One, LLC has caused this instrument to be executed by its proper officers thereunto duly authorized, this 3 day of October, A.D. 20 22.

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

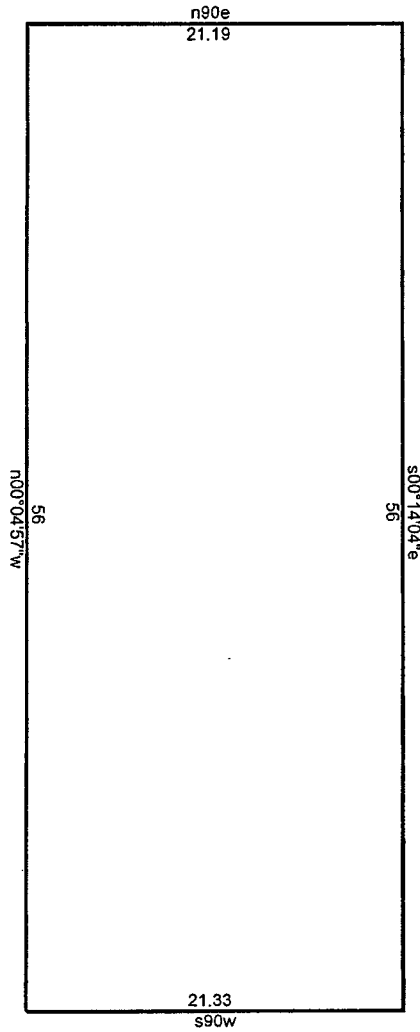
Sandy Tech Center One LLC
Limited Liability Company
By David S. Layton, Manager

On this, the 3 day of October, 20 22, personally appeared before me David S. Layton, the undersigned officer, who acknowledged herself/himself to be the manager/a member of Sandy Tech Center One, LLC, a Utah Limited Liability Company, and in that capacity being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by herself/himself as the manager/a member.

In witness whereof, I hereunto set my hand and official seal.

Tiffany L. Harman
Notary Public





15669_S-I15-7(341)295_15P_252_DeedPlot

11/2/2018

Scale: 1 inch= 10 feet

File: 15669_S-I15-7(341)295_15P_252_DeedPlot.ndp

Tract 1: 0.0273 Acres (1191 Sq. Feet), Closure: s87.1409w 0.01 ft. (1/18140), Perimeter=155 ft.

- 01 n00.0457w 56
- 02 n90e 21.19
- 03 s00.1404e 56
- 04 s90w 21.33