

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

14135513 B: 11435 P: 5148 Total Pages: 2
08/01/2023 08:15 AM By: avice Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: MERIDIAN TITLE COMPANY
64 E WINCHESTER STSALT LAKE CITY, UT 841075600

Special Warranty Deed
(CONTROLLED ACCESS)
(LIMITED LIABILITY COMPANY)
Salt Lake County

MTC # 331794
Tax ID No. 33-04-326-002
PIN No. 16382
Project No. S-0154(97)10
Parcel No .0154:1133:A

Mountain Ridge Management, LLC, a Utah limited liability company, Grantor,
hereby CONVEYS AND WARRANTS 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 for the widening of existing State Route 154 known as Project No.
S-0154(97)10, being part of an entire tract of property situate in the NE1/4 SW1/4 of
Section 4, Township 4 South, Range 1 West, Salt Lake Base and Meridian. The
boundaries of said parcel of land are described as follows:

Beginning at the northeast corner of said entire tract, being in the existing southerly
highway right of way and limited access line of said SR-154; which point is 993.19 feet
N.89°51'00"W. along the section line and 91.26 feet S.00°01'21"W. from the center of said
Section 4; and running thence S.00°01'21"W. 20.44 feet along the easterly boundary line of
said entire tract to a point 95.00 feet perpendicularly distant southerly from the right of way
control line of said SR-154, opposite approximate Engineers Station 1018+82.59; thence
N.74°12'18"W. 219.81 feet to the existing southerly highway right of way and limited access
line of said SR-154, at a point 74.94 feet perpendicularly distant southerly from the right of
way control line of said SR-154, opposite approximate Engineers Station 1016+63.69;
thence S.79°27'01"E. 215.16 feet along said existing southerly highway right of way and
limited access 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 2,162 square feet in area or 0.050 acre.

(Note: Rotate above bearings 00°19'51" clockwise to equal Highway bearings)

To enable the Utah Department of Transportation to construct and maintain a public highway as a freeway, 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.

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

Mountain Ridge Management, LLC

[Signature]
 Signature

Jay Broadbent Managing Member
 Print Name and Title

On this 15 day of May, in the year 2023, before me personally appeared Jay Broadbent, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me being duly sworn/affirmed, did say that he/she is the Managing member of Mountain Ridge Management LLC, a Utah limited liability company and that said document was signed by him/her on behalf of said Mountain Ridge Management, LLC by Authority of its Articles of Org.

[Signature]
 Notary Public

