

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

**14161594 B: 11449 P: 7093 Total Pages: 3**  
**10/10/2023 11:28 AM By: BGORDON Fees: \$0.00**  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: OLD REPUBLIC TITLE (COMMERCIAL)  
299 S MAIN ST SALT LAKE CITY, UT 841111919

## Warranty Deed

(Limited Liability Company)

Salt Lake County	Tax ID No.	26-25-201-005
	PIN No.	7703
	Project No.	MP-0182(6)
	Parcel No.	0182:131B

Sunrise 3, LLC, Grantor(s), a Limited Liability Company of the State of Utah, hereby CONVEYS AND WARRANTS 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 highway known as the Mountain View Corridor, being part of an entire tract of property situate in the NW1/4 NE1/4 of Section 25, T.3S., R.2W., S.L.B.&M. The boundaries of said parcel of land are described as follows:

Beginning at a point in a southerly boundary line of said entire tract, which point is 1,338.90 feet S.89°39'15"E. along the section line and 1,013.34 feet S.00°20'45"W. and 484.81 feet N.37°28'06"W. and 126.80 feet N.89°50'58"W. from the North Quarter corner of said Section 25, said point is also approximately 453.79 feet perpendicularly distant northeasterly from the Mountain View Corridor Right of Way Control Line opposite approximate engineer station 1181+71.53; and running thence N.89°50'58"W. 170.88 feet along said southerly boundary line; thence N.36°56'58"W. 330.81 feet; thence N.50°58'33"E. 136.97 feet; thence S.36°52'21"E. 438.85 feet 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 52,577 square feet in area or 1.207 acres, more or less.

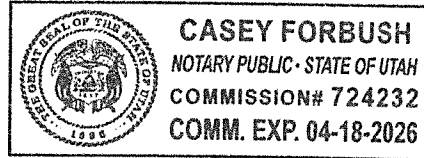
(Note: All bearings in the above description are equal to highway bearings.)

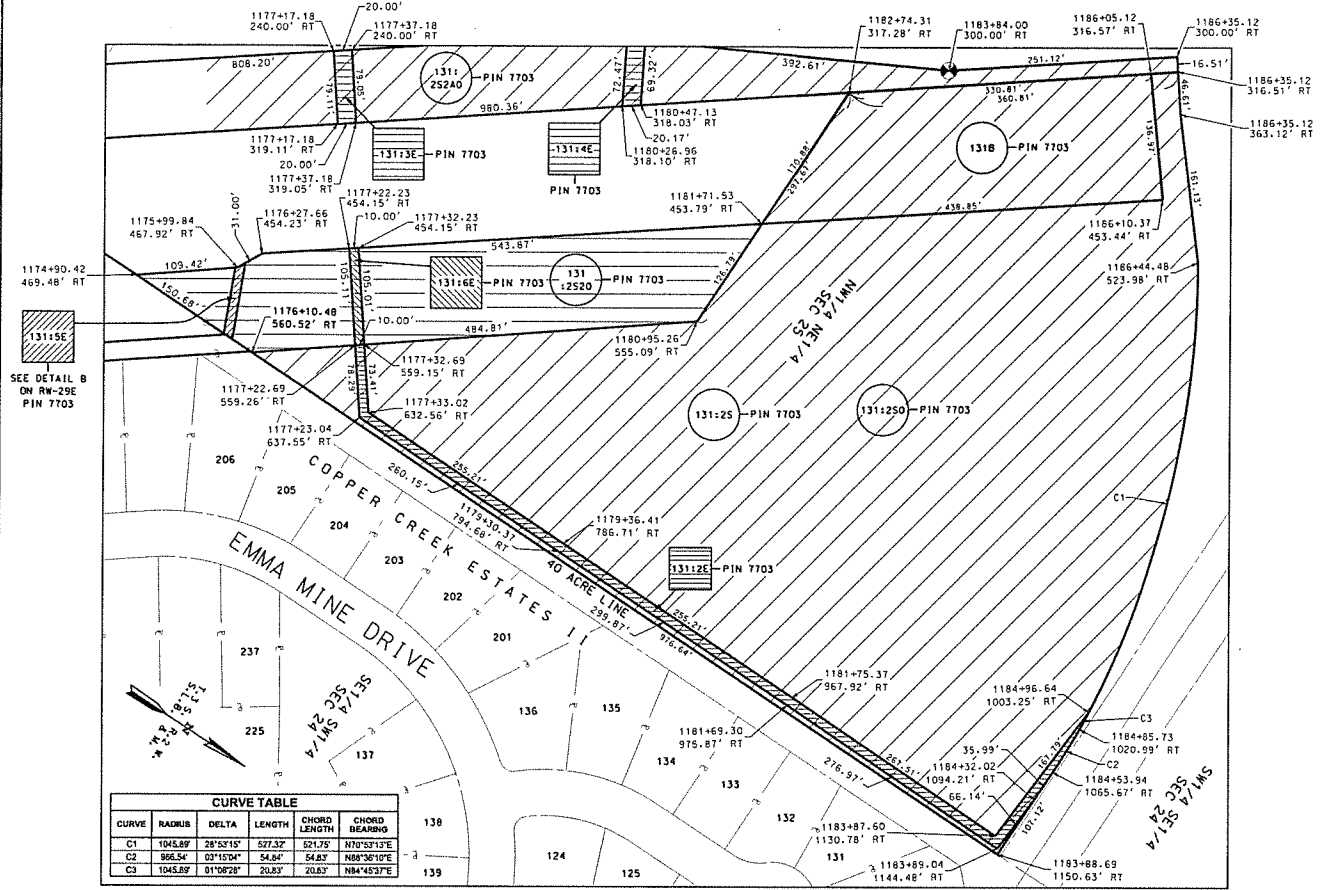
STATE OF Utah )  
 ) ss.  
COUNTY OF Salt Lake

Sunrise 3, LLC  
Limited Liability Company  
By [Signature]

On this 2<sup>nd</sup> day of May, in the year 2023, before me personally appeared Bryan Flamm, 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 manager of Sunrise 3, LLC, a Limited Liability Company of the State of Utah and that said document was signed by him/her on behalf of said Sunrise 3, LLC by Authority of its Operating Agreement

[Signature]  
Notary Public





REVISIONS


DESIGNED BY: \_\_\_\_\_

DRAWN BY: \_\_\_\_\_

CHECKED BY: \_\_\_\_\_

APPROVED BY: \_\_\_\_\_

UTAH DEPARTMENT OF TRANSPORTATION  
REGION 2 - SALT LAKE CITY, UTAH

MOUNTAIN VIEW CORRIDOR  
REDWOOD RD - 5000 SOUTH  
RIGHT OF WAY PLAN SHEET

PROJECT: \_\_\_\_\_

DATE: \_\_\_\_\_