

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

West Valley City  
City Recorder  
3600 South Constitution BLVD  
West Valley City, Utah 84119

14255197 B: 11499 P: 4862 Total Pages: 2  
06/21/2024 02:08 PM By: EMehanovic Fees: \$0.00  
Rashelle Hobbs, Recorder Salt Lake County, Utah  
Return To: UTAH DEPARTMENT OF TRANSPORTATION  
RIGHT OF WAY 4TH FLOOR BOX 148420 SALT LAKE CITY, UT 84114



## **Warranty Deed**

(Limited Liability Company)

Salt Lake County	Tax ID No.	15-33-151-001
	PIN No.	18823
	Project No.	F-2215(1)0
	Parcel No.	2215:101:C

Bubo, LLC, a Utah Limited Liability Company, Grantor(s), hereby CONVEYS AND WARRANTS to West Valley City, Grantee, at 3600 South Constitution Boulevard, West Valley City, Utah 84119, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described tract of land in Salt Lake County, State of Utah, to-wit:

A parcel of land in fee for the widening of the existing Lancer Way (3650 West Street) known as Project No. F-2215(1)0, being part of an entire tract of property situate in the SW1/4 NW1/4 of Section 33, T.1S., R.1W., S.L.B.&M. The boundaries of said parcel of land are described as follows:

Beginning at the intersection of the existing southerly right of way line of Lancer Way and the existing easterly right of way line of 3200 West Street which is 1,377.70 feet South along the section line and 33.00 feet East from the Northwest Corner of said Section 33; and running thence East 82.00 feet along said southerly right of way line to the northeast corner of said entire tract; thence South 6.39 feet along the easterly boundary line of said entire tract to a point in a line parallel with and 33.00 feet perpendicularly distant southerly from the project control line; thence S.89°55'29"W. 56.91 feet along said parallel line to a point opposite engineer station 11+28.50; thence S.51°15'53"W. 22.41 feet to a point 47.00 feet perpendicularly distant southerly from said control line opposite engineer station 11+11.00 to a point in a line parallel with and 47.00 feet perpendicularly distant southerly from said control line; thence S.89°55'29"W. 7.61 feet along said parallel line to a point in said easterly right of way line; thence North 20.50 feet along said easterly right of way 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 757 square feet or 0.017 acre in area, more or less.

(Note: Rotate all bearings in the above description 00°00'24" clockwise to obtain highway bearings.)

As per Utah State Code 72-5-103 title of the underlying fee to the center of the existing right of way is relinquished as part of this conveyance and transferred to the Grantee of this instrument.

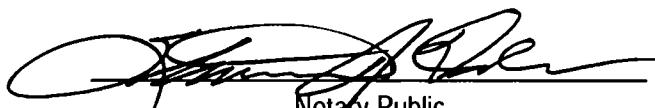
PIN No. 18823  
 Project No. F-2215(1)0  
 Parcel No. 2215:101:C

STATE OF UTAH)  
 ) ss.  
 COUNTY OF SALT)

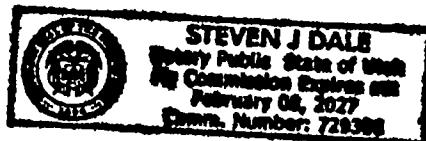
Bubo, LLC  
 Limited Liability Company  
  
 Signature

Rogelio Franco, Manager  
 Print Name and Title

On this 16<sup>th</sup> day of MAY, in the year 2024, before me personally appeared Rogelio Franco, 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 Bubo, LLC, a Utah Limited Liability Company and that said document was signed by him/her on behalf of said Bubo, LLC by Authority of its ARTICLES OF ORGANIZATION.



Notary Public



NOTARY SEAL NOT LEGIBLE  
 -CO RECORDER-