

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

E 2959973 B 6583 P 186-187
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
08/19/2016 10:08 AM
FEE \$0.00 Pgs: 2
DEP RTT REC'D FOR FOUNDERS TITLE C
0 - LAYTON

Warranty Deed
(CONTROLLED ACCESS)

Davis County

Tax ID No. 12-339-0013
Parcel No. 9999:946:A
Project No. SP-9999(807)
Pin No: 4955
Ref. Project No. S-R199(50)
Ref Pin No: 7318

Ronald L. Moss and Shirley J. Moss, husband and wife, as joint tenants, Grantors of Syracuse, County of Davis, State of Utah hereby CONVEY AND WARRANT to the UTAH DEPARTMENT OF TRANSPORTATION, at 4501 South 2700 West, Salt Lake City, Utah 84119, Grantee, for the sum of TEN (\$10.00) Dollars and other good and valuable considerations, the following described parcel of land in Davis County, State of Utah, to-wit:

A parcel of land in fee for the proposed West Davis Highway known as Project No. SP-9999(807), being part of an entire tract of property, situate in a portion of lot 1, Moss Acres Subdivision – Amendment; also situate in the N1/2 NE1/4 of Section 21, in T.4N., R.2W., S.L.B.&M. The boundaries of said parcel of land are described as follows:

Beginning at a point on the north line of grantor's property, also being the north line of said lot 1; said point being North 0°11'36" East 1668.17 feet along the east section line, and North 89°40'58" West 30.00 feet to the northeast corner of lot 1, and North 89°40'58" West 924.79 feet from the east quarter corner of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian, And running thence South 00°11'16" West 279.68 feet to a point on grantor's south property line, and south line of said lot 1, thence North 89°40'01" West 711.69 feet along said south lot line to the east line of the Syracuse City parcel; Thence North 00°11'16" East 279.48 feet along said east line to a point on the north line of grantor's property and the north line of said lot 1; thence South 89°40'58" East 711.69 feet along said north lot line to the point of beginning.

The above described parcel of land contains 198,974 square feet in area or 4.57 acres, more or less

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Together with a temporary access easement for the maintenance of parcel 946:A, over and across the remainder of grantor's land within Lot 1, Moss Acres Subdivision Amended. Said temporary access easement for the benefit of Grantee to have access to and from 2000 West Street. Said access easement will expire upon the completion of the West Davis Corridor.

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

WITNESS, the hand of said Grantors, this 18 day of Aug, A.D. 20 16.

Signed in the presence of:

STATE OF Utah)
COUNTY OF Davis) ss.

Ronald L. Moss
Shirley G. Moss

On the date first above written personally appeared before me, Ronald L. Moss & Shirley G. Moss, the signers of the within and foregoing instrument, who duly acknowledged to me that they executed the same.

Jennifer N. Gibson
Notary Public

