



W3287715

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

E# 3287715 PG 1 OF 4
Leann H. Kilts, WEBER COUNTY RECORDER
20-Jun-23 03:08 PM FEE \$40.00 DEP CF
REC FOR: INWEST TITLE - OREM #1
ELECTRONICALLY RECORDED

Special Warranty Deed

Weber County

Tax ID. No. 09-101-0005
PIN No. 16391
Project No. S-R199(324)
Parcel No. R199:423:T

299287

Wells Fargo Bank, N.A., Grantor, a national banking association, 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 tract of land in Weber County, State of Utah, to-wit:

A tract of land in fee, being all of an entire tract of property situate in the NE1/4 NE1/4 of Section 23, Township 5 North, Range 2 West, Salt Lake Base and Meridian, for the widening of existing SR-97, known as Project No. S-R199(324). The boundaries of said tract of land are described as follows:

PARCEL 1: (09-101-0005)

Part of the Northeast Quarter of Section 23, Township 5 North, Range 2 West, Salt Lake Meridian, U.S. Survey; beginning 50 feet West and 40 feet South from the Northeast corner of said Quarter Section, running thence South 138.3 feet, thence West 150 feet, thence North 138.3 feet, thence East 150 feet to beginning.

Less and Excepting:

A parcel of land in fee for the widening of an existing roadway, State Route 97 (Roy 5600 South), known as Project No. 0097, being part of an entire tract of property situate in the Northeast Quarter Northeast Quarter of Section 23, Township 5 North, Range 2 West, Salt Lake Base & Meridian. The boundaries of said parcel of land are described as follows:

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Beginning on the southerly right-of-way line of said project at a point 13.500 meters (44.29 feet) perpendicularly distant southerly from the centerline of said project at Engineer Station 13+155.271, said point also being approximately 70.148 meters (230.14 feet) North 89D43'34" West (North 89D43'33" West highway bearing) along the Section line and 13.500 meters (44.29 feet) South 00D16'26" West (South 00D16'27" West highway bearing) from the Northeast corner of said Section 23, and running thence North 00D27'51" East (North 00D39'09" East highway bearing) 1.308 meters (4.29 feet); thence South 89D43'34" East (south 89D43'33" east highway bearing) 54.863 meters (180.00 feet) to the westerly right-of-way line of 1900 west street; thence South 00D27'51" West (South 00D27'52" West highway bearing) 7.658 meters (25.12 feet) along said west right-of-way line of 1900 West Street; thence North 89D43'44" West (North 89D43'33" West highway bearing) 1.308 meters (4.29 feet); thence northwesterly along the arc of a 6.350 meters (20.83 feet) radius curve to the left 9.954 meters (32.66 feet) (note: chord to said curve bears North 44D37'52" West (North 44D37'51" West highway bearing) 8.965 meters (29.41 feet)); thence North 89D43'34" West (North 89D43'33" West highway bearing) 47.205 meters (154.87 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. (E#1445320 1839-1171)

Parcel 1A:

Together with and subject to easements pursuant to the Cross-Easement Agreement and Declaration of Restrictions recorded July 31, 1991 as Entry No. 1147267, in Book 1604, at Page 2129.

Situate in Weber County, State of Utah

Parcel 2: (09-101-0019)

Beginning at a point which is North 89D43'34" West 230.13 feet and South 0D16'26" West 40.05 feet from the northeast corner of Section 23, Township 5 North, Range 2 West, Salt Lake Base and Meridian; thence South 89D43'34" East 29.88 feet along the south right-of-way line of 5600 South (formerly described of record as North 89D59' East) to a point on an East boundary line of the property conveyed to Albertson's, Inc. in that certain warranty deed recorded October 26, 1990 as Entry No. 1122324, in Book 1588 at Page 2523, in the office of the Weber County Recorder. Said boundary is also the east boundary of "Parcel 3" as identified on an Alta Survey for Roy City Centre prepared by Caldwell, Richards, and Sorenson, Inc., dated March, 1991 and is hereinafter referred to as the "Albertson's parcel" (said boundary is also the west boundary of the property conveyed

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to First Security Bank of Utah, N.A., in that certain special warranty deed recorded January 8, 1991 as Entry No. 1128657, in Book 1592 at Page 2128, in the office of the Weber County Recorder); thence along said east boundary of the Albertson's parcel South 0D37'51" West 137.78 feet (formerly described of record as South 0D10' West 138.30 feet) to a property corner common to the Albertson's parcel and the said First Security Bank property; thence North 89D32'09" West 29.48 feet (formerly described of record as South 89D59' West); thence North 00D27'51" East 137.62 feet to the point of beginning.

Less and excepting:

A parcel of land in fee for the widening of an existing roadway, State Route 97 (Roy 5600 South), known as Project No. 0097, being part of an entire tract of property situate in the Northeast Quarter Northeast Quarter of Section 23, Township 5 North, Range 2 West, Salt Lake Base & Meridian. The boundaries of said parcel of land are described as follows:

Beginning on the southerly right-of-way line of said project at a point 13.500 meters (44.29 feet) perpendicularly distant southerly from the centerline of said project at Engineer Station 13+155.271, said point also being approximately 70.148 meters (230.14 feet) North 89D43'34" West (North 89D43'33" West highway bearing) along the Section line and 13.500 meters (44.29 feet) South 00D16'26" West (South 00D16'27" West highway bearing) from the Northeast corner of said Section 23, and running thence North 00D27'51" East (North 00D39'09" East highway bearing) 1.308 meters (4.29 feet); thence South 89D43'34" East (south 89D43'33" east highway bearing) 54.863 meters (180.00 feet) to the westerly right-of-way line of 1900 west street; thence South 00D27'51" West (South 00D27'52" West highway bearing) 7.658 meters (25.12 feet) along said west right-of-way line of 1900 West Street; thence North 89D43'44" West (North 89D43'33" West highway bearing) 1.308 meters (4.29 feet); thence northwesterly along the arc of a 6.350 meters (20.83 feet) radius curve to the left 9.954 meters (32.66 feet) (note: chord to said curve bears North 44D37'52" West (North 44D37'51" West highway bearing) 8.965 meters (29.41 feet)); thence North 89D43'34" West (North 89D43'33" West highway bearing) 47.205 meters (154.87 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. (E#1445320 1839-1171)

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Parcel 2A:

Together with and subject to easements pursuant to the Cross-Easement Agreement and Declaration of Restrictions recorded July 31, 1991, as Entry No. 1147267, in Book 1604, at Page 2129.


Situate in Weber County, State of Utah

The above described tract of land contains 23,827 square feet in area or 0.547 acre.

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

Wells Fargo Bank, N.A.

Signature
Fawn G. Nelson, Vice President
Print Name and Title

On this 16 day of June, in the year 2023, before me personally appeared Fawn G. Nelson, 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 Vice President of Wells Fargo Bank, N.A. and that said document was signed by him/her on behalf of said Wells Fargo Bank, N.A. by Authority of its Board of Directors.



Notary Public

