

MS49-KRP
WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Warranty Deed
(LIMITED LIABILITY COMPANY)
Davis County

Tax ID No. 06-037-0190
PIN No. 19854
Project No. S-R199(343)
Parcel No. R199:2219:T

2230 Provo River, LLC, Grantor, 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 Davis County, State of Utah, to-wit:

A parcel of land in fee, being part of an entire tract of property situate in the NE1/4 NE1/4 Section 24, Township 2 North, Range 1 West, Salt Lake Base and Meridian, for the widening of existing I-15, known as Project No. S-R199(343). The boundaries of said parcel of land are described as follows:

Beginning at a point on the West line of 500 West Street, said point being North 00°08'30" West 1943.51 feet along the section line, and South 89°51'30" West 161.15 feet from the East Quarter Corner of Section 24, Township 2 North, Range 1 West, Salt Lake Base and Meridian, said point also being North 00°22'48" East 1547.01 feet along the centerline of 500 West Street, and North 89°37'12" West 40.00 feet from the centerline monument found at the intersection of 400 North Street and 500 West Street; and running thence North 89°37'12" West 310.38 feet; thence North 65°05'01" West 29.67 feet to the easterly right-of-way line of Interstate 15 and a 2776.90 foot radius curve to the right, (radius bears South 64°20'25" East); thence along the arc of said curve 1.75 feet; thence continuing along said east line the following two courses: North 27°58'50" East, a distance of 277.61 feet to a U.D.O.T. right of way marker on said East line and North 32°30'37" East, a distance of 245.40 feet; thence leaving said East right of way, South 89°35'53" East, a distance of 67.50 feet to a U.D.O.T. right of way marker on the West line of 500 West line of 500 West Street;

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thence South 00°22'48" West, a distance of 283.53 feet along said West line of 500 West Street; thence South 89°22'27" East, a distance of 10.00 feet to a U.D.O.T. right of way marker on the West line of 500 West Street; thence South 00°22'48" West, a distance of 184.13 feet along said West line, to the point of beginning.

Less and excepting the following:

A parcel of land in fee for a safety improvement of the existing highway U.S. Route 89 known as Project No. S-0089(465)389, being part of an entire tract of property, situate in the NE1/4 NE1/4 of Section 24, T.2 N., R.1 W., S.L.B. & M. The boundaries of said parcel of land are described as follows:

Beginning at a point in the existing westerly right of way line of US Route 89 (500 West Street, Bountiful) which point is 2047.35 feet N.0°08'30"W. along the section line and 160.16 feet S.89°51'30"W. from the East Quarter Corner of said Section 24, said point also being N.0°22'48"E. 1650.71 feet along the monument line in said US Route 89 and 40.00 feet S.89°51'30"W. from a Davis County monument in the intersection of 400 North Street and said US Route 89 (Note: said point of beginning is 48.08 feet perpendicularly distant westerly from the control line of U.S.-89 of said project at Engineer Station 4+73.00) and running thence N.89°12'47"W. 12.92 feet to a point which is 61.00 feet perpendicularly distant westerly from said control line at Engineer Station 4+73.00; thence N.0°47'13"E. 16.00 feet parallel to said control line; thence S.89°12'47"E. 10.00 feet; to a point which is 51.00 feet perpendicularly distant westerly from said control line; thence N.89°12'47"W. 10.00 feet to a point which is 61.00 feet perpendicularly distant westerly from said control line at Engineer Station 4+99.00; thence N.0°47'13"E. 54.77 feet to a point which is 60.97 feet perpendicularly distant westerly from said control line at Engineer Station 5+54.20; thence S.89°22'27"E. 12.35 feet to said existing westerly right of way line at a point which is 48.62 feet perpendicularly distant westerly from said control line at Engineer Station 5+54.15; thence S.0°22'48"W. 80.80 feet along said existing westerly 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 921 square feet or 0.021 acre.

The above described tract of land is more particularly described as follows:

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A parcel of land in fee, being part of an entire tract of property situate in the NE1/4 NE1/4 Section 24, Township 2 North, Range 1 West, Salt Lake Base and Meridian, for the widening of existing I-15, known as Project No. S-R199(343). The boundaries of said parcel of land are described as follows:

Beginning at the intersection of the southerly boundary line of said entire tract and the westerly right of way line of 500 West Street of said Project, which point is 1943.51 feet N.00°08'30"W. along the Section line, and 161.15 feet S.89°51'30"W. from the East Quarter Corner of said Section 24; and running thence along said southerly boundary line the following two (2) courses and distances: (1) N.89°37'12"W. 310.38 feet; (2) thence N.65°05'01"W. 29.67 feet to the existing easterly highway right of way and no access line of said existing I-15 and a point of curvature of a non-tangent curve to the right with a radius of 2776.90 feet; thence along said existing easterly highway right of way and no access line the following four (4) courses and distances: (1) northeasterly along said curve with an arc length of 1.75 feet, chord bears N.25°40'40"E. 1.75 feet; (2) thence N.27°58'50"E. 277.61 feet; (3) thence N.32°30'37"E. 245.40 feet; (4) thence S.89°35'53"E. 67.50 feet to the intersection of said existing easterly highway right of way and no access line and said westerly right of way line; thence along said westerly right of way line the following nine (9) courses and distances: (1) S.00°22'48"W. 283.02 feet; (2) thence N.89°22'27"W. 2.36 feet; (3) thence S.00°47'13"W. 54.77 feet; (4) thence S.89°12'47"E. 10.00 feet; (5) thence S.00°47'13"W. 10.00 feet; (6) thence N.89°12'47"W. 10.00 feet; (7) thence S.00°47'13"W. 16.00 feet; (8) thence S.89°12'47"E. 12.92 feet; (9) thence S.00°22'48"W. 103.85 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 tract contains 97,435 square feet in area or 2.237 acres.

(Note: Rotate above bearings 00°05'35" counter-clockwise to equal Highway bearings)

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STATE OF UTAH)
COUNTY OF SALT Lake) ss.

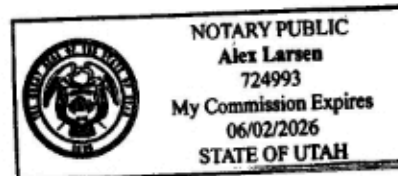
2230 Provo River, LLC

Md. Riyazul Islam
Signature

MOHAMMAD ISLAM / MANAGER
Print Name and Title

On this 4 day of August, in the year 2025, before me personally appeared MOHAMMAD ISLAM, 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 2230 Provo River, LLC and that said document was signed by him/her on behalf of said 2230 Provo River, LLC by Authority of its MANAGER.

Alex Larsen
Notary Public



PUBLIC ENTITY AFFIDAVIT – GRANTEE: UDOT

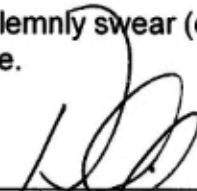
I, Rachel Daley, being of legal age and authorized by the Utah Department of Transportation, hereafter "public entity," being duly sworn, depose and state as follows:

The public entity consents to the conveyance of the real property interest identified above by deed from 2230 Provo River, LLC (Grantor(s)). By signing this Public Entity Affidavit, the public entity accepts the ownership of the real property interest described in the attached deed and legal description.

The public entity does not guarantee or provide an opinion as to the proper form or validity of any conveyance document related to the real property interest described in the attached legal description and deed and does not waive or modify any legal rights in connection with the same.

This Public Entity Affidavit is only intended to evidence that the public entity consents to 2230 Provo River, LLC (Grantor(s)) conveying the real property interest described in the attached deed and legal description to the public entity.

I do solemnly swear (or affirm) under penalties of perjury that the statements in this document are true.


By: Rachel Daley

5.4.25
Date

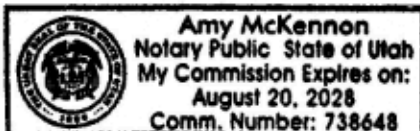
Its: Title and Closing Agent


Signed by Authority of: Ross Crowe, UDOT Right of Way Director

State of Utah,
County of Salt Lake

Subscribed and sworn to before me this 21 day of May 2025 by Rachel Daley.

SEAL




Notary Public