

Utah Department of Transportation
Roadway Design
Fourth Floor
4501 South 2700 West
Salt Lake City, Utah 84119-9000

Warranty Deed

(CONTROLLED ACCESS)
(PARTNERSHIP)
Salt Lake County

Parcel No. 068:7:A
Project No. F-068(3)

A. J. DEAN & SONS, a Partnership of the State of Utah, Grantor, hereby CONVEYS AND WARRANTS to the UTAH DEPARTMENT OF TRANSPORTATION at 4501 South 2700 West, Salt Lake City, Utah 84119, Grantee, for the sum of TEN & NO/100 Dollars, the following described parcel of land in Salt Lake County, State of Utah, to-wit:

A parcel of land in fee for an expressway and for the relocation of Wasatch Boulevard incident to the construction of said expressway known as Project No. 068, being part of an entire tract of property, situate in the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 23, T. 2 S., R. 1 E., S.L.B. & M. The boundaries of said parcel of land are described as follows:

Beginning in the north line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$ at a point 50.00 feet perpendicularly distant easterly from the control line of said relocation of Wasatch Boulevard, which point is 869.47 feet N. 89°32'57" W. (which equals highway bearing N. 89°19'15" W.) from the East Quarter corner of said Section 23; and running thence S. 0°18'34" W. (highway bearing) 49.85 feet to a point of tangency with a 166.00-foot radius curve to the right at a point 50.00 feet perpendicularly distant easterly from said control line at Engineer Station 13+42.15; thence Southwesterly 271.17 feet along the arc of said curve (Note: Chord to said curve bears S. 47°06'29" W. highway bearing for a distance of 242.01 feet) to a point 50.00 feet perpendicularly distant southerly from said control line at Engineer Station 11+52.66; thence S. 40°52'59" W. (highway bearing) 137.43 feet to a point 70.00 feet perpendicularly distant easterly from the center line of said expressway at Engineer Station 60+59.78; thence Southerly 130.15 feet along the arc of a 905.00-foot radius curve to the left (Note: Chord to said curve bears S. 0°12'48" E. highway bearing for a distance of 130.04 feet) to a point 70.00 feet radially distant easterly from said center line at Engineer Station 62+00.00; thence S. 1°09'41" E. (highway bearing) 93.83 feet to a point 60.00 feet radially distant easterly from said center line at Engineer Station 63+00.00; thence Southerly 305.11 feet along the arc of a 915.00-foot radius curve to the left (Note: Chord to said curve bears S. 19°45'45" E. highway bearing for a distance of 303.70 feet) to a point 60.00 feet radially distant northeasterly from said center line at Engineer Station 66+25.12; thence S. 38°09'16" E. (highway bearing) 89.77 feet to the southerly boundary line of said entire tract; thence N. 89°32'44" W. (equals highway N. 89°19'02" W.) 166.02 feet, more or less, along said southerly boundary line to a point 70.00 feet radially distant southwesterly from said center line; thence Northerly 611.63 feet along the arc of a 1045.00-foot radius curve to the right (Note: Chord to said curve bears N. 12°51'38" W. highway bearing for a distance of 602.94 feet) to a point 70.00 feet perpendicularly distant westerly from said center line at Engineer Station 60+59.78; thence N. 3°54'24" E. (highway bearing) 314.24 feet to said north line; thence S. 89°32'57" E. (equals highway S. 89°19'15" E.) 385.82 feet along said north 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 4.121 acres, of which 1.887 acres, more or less, are now occupied by the existing Wasatch Boulevard. Balance 2.234 acres, more or less.

4763144

068:6120 REC 2603

To enable the Grantee to construct and maintain a public highway as a
expressway, as contemplated by Title 27, Chapter 12, Section 96, Utah Code
Annotated, 1953, as amended, the Grantor hereby releases and relinquishes
to the Grantee any and all rights or easements appurtenant to the Grantors
remaining property by reason of the location thereof with reference to said
highway, including, without limiting the foregoing, all rights of ingress to
or egress from the Grantors remaining property contiguous to the lands hereby
conveyed, to or from said highway.

No Fee

4763144
26 APRIL 89 10:15 AM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
UTAH STATE DEPT OF TRANSPORTATION
REC BY: KARMA BLANCHARD, DEPUTY

WITNESS, the hand of said Grantor this fourth day of
April, A.D. 1989.

Signed in the presence of:

A. J. Dean & Sons, a general
partnership

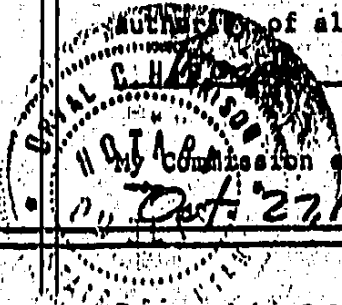
STATE OF UTAH)

) ss.

COUNTY OF Salt Lake)

by R. Leon Dean, PARTNER
by Richard D. Thorpe - Partner

On the date first above written, personally appeared before me
R. Leon Dean and Richard D. Thorpe,
who, being by me duly sworn, did say that they are partners of the firm of
A. J. Dean & Sons, a partnership and that
the within and foregoing instrument was signed in behalf of said partnership by
[Signature] of all partners, and said R. Leon Dean and Richard D.
[Signature] acknowledged to me that said partnership executed the same.



Donald C. Hanson

Notary Public
Residing in Salt Lake City