

Warranty Deed

(CONTROLLED ACCESS)
Washington County

Parcel No. 15-1:6:AQ
Project No. I-15-1(7)6

The UTAH DEPARTMENT OF TRANSPORTATION, by its duly appointed Executive Director, Grantor, of Salt Lake City, County of Salt Lake, State of Utah, hereby convey and warrants to S.W.A.C., LLC, a Utah Limited Liability Company, Grantee, at 531 South State Street, Salt Lake City, UT 84111, County of Salt Lake, State of Utah zip 84111, for the sum of ***** Ten and XX/100 ***** Dollars, and other good and valuable considerations, the following described tract of land in Washington County, State of Utah, to-wit:

A tract of land situate in Lot 4 of Section 31, T. 42 S., R. 15 W., and in Lot 3 of Section 6, T. 43 S., R. 15 W., all in S.L.B. & M. The boundaries of said tract of land are described as follows:

Beginning at the intersection of a northwesterly frontage road right of way line known as "F" Line and a no-access line of a highway known as Interstate 15, which point is 1366.55 ft. N.89°51'09"E. along the Township line and 116.50 ft. N.0°08'51"W. from the Southwest corner of Section 31, T. 42 S., R. 15 W., S.L.B. & M.; thence S.34°27'43"W. 931.64 ft., along said frontage road right of way line, to a point of tangency with a 1365.394 ft. radius curve to the left; thence Southerly 648.26 ft. along the arc of said curve; thence S.7°15'33"W. 67.65 ft.; thence S.2°38'14"W. 585.31 ft. to the easterly highway right of way and no-access line of said highway to an existing R/W marker; thence Northerly, Northeasterly and Southeasterly along said highway right of way and no-access line the following eight (8) courses (Note: Said highway right of way and no-access line is 1.0 ft. distant westerly and parallels the no-access fence of said highway): N.0°01'45"W. 371.46 ft.; thence Northerly 513.73 ft. along the arc of a 5541.578 ft. radius curve to the right, (Note: Tangent to said curve at its point of beginning bears N.1°06'40"E.); thence N.11°30'40"E. 485.75 ft.; thence N.19°16'17"E. 295.01 ft.; thence Northeasterly 727.21 ft. along the arc of a 864.930 ft. radius curve to the right, (Note: Tangent to said curve at its point of beginning bears N.15°23'03"E.); thence S.25°25'06"E. 14.62 ft. to a point of tangency with a 401.557 ft. radius curve to the left; thence Southeasterly 99.87 ft. along the arc of said curve; thence S.39°40'06"E. 85.91 ft. to the point of beginning. The above described tract of land contains 6.9 acres. The above described tract of land is granted without access to or from the adjoining freeway over and across the Westerly, Northwesterly and Northeasterly boundary lines of said tract.

Together with and subject to any and all easements, rights-of-way and restrictions appearing of record or enforceable in law and equity.

Junkyards, as defined in 23 United States Code, Section 136, shall not be established or maintained on the above described tracts of lands.

00480630 Bk0855 Pg0387

RUSSELL SHIRTS * WASHINGTON CO RECORDER
1994 OCT 04 16:29 PM FEE \$12.00 BY CB
FOR: SOUTHERN UTAH TITLE CO

PAGE 2

Parcel No. 15-1:6:AQ

Project No. I-15-1(7)6

IN WITNESS WHEREOF, said UTAH DEPARTMENT OF TRANSPORTATION has caused this instrument to be executed this 30th day of September, A.D. 1994, by its Executive Director.

S T A T E O F U T A H)

) ss.

C O U N T Y O F S A L T L A K E)

UTAH DEPARTMENT OF TRANSPORTATION

By *[Signature]*
Executive Director

On the date first above written personally appeared before me, W. Craig Zwick, who, being by me duly sworn, did say that he is the Executive Director, and he further acknowledged to me that said instrument was signed by him in behalf of said UTAH DEPARTMENT OF TRANSPORTATION.

WITNESS my hand and official stamp the date in this certificate first above written.

Craig E. Fox
Notary Public

