

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

MAIL COPY TO:  
Utah Transit Authority  
PO Box 30810  
Salt Lake City, Utah 84130-0810

ENT 54340:2019 PG 1 of 3  
Jeffery Smith  
Utah County Recorder  
2019 Jun 14 03:26 PM FEE 0.00 BY SM  
RECORDED FOR National Title Agency of Utah, Inc.  
ELECTRONICALLY RECORDED

**Warranty Deed**  
(CONTROLLED ACCESS)  
(LIMITED LIABILITY COMPANY)

Utah County

Tax ID No. 19:028:0076  
Pin No. 10266  
Project No. S-0265(23)3  
Parcel No. 0265:120:A

NTA 16-2419  
Ken Garff Enterprises, LLC, Grantor, a Limited Liability Company of the State of Utah,  
CONVEYS AND WARRANTS to the UTAH DEPARTMENT OF TRANSPORTATION, at  
4501 South 2700 West, Salt Lake City, Utah 84114, Grantee, for the sum of TEN  
(\$10.00) Dollars, and other good and valuable consideration, the following described  
parcel of land in Utah County, State of Utah, to-wit:

A parcel of land in fee, being part of an entire tract of property, situate in the  
NW1/4NE1/4 of Section 27, T.6S., R.2E., S.L.B.&M., for the construction of  
improvements incident to the Provo-Orem Transportation Improvement Project, known  
as project number S-0265(23)3.

Beginning at a point on the northerly boundary line of said entire tract, which point is on  
the southerly right of way and limited access line of State Route 265  
(University Parkway), which point is also 657.62 feet S. 89°08'17" E. along the section  
line and 721.01 feet South and 82.51 feet N. 82°25'50 E. from the North Quarter Corner  
of said Section 27, which point is also 88.00 feet perpendicularly distant southerly from  
the control line of said project, opposite Engineer Station 121+77.54 and is designated

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as point "C"; thence along said boundary, right of way and limited access line the following two (2) courses: (1) N. 81°54'25" E. (*N. 82°02'07" E. measured*) 118.44 feet; (2) N. 89°59'50" E. 243.15 feet (*S. 89°13'24" E. 239.94 feet measured*), more or less to the northeast corner of said entire tract; thence along the easterly boundary line of said entire tract S. 05°23'36" W. 14.05 feet to a point which is 84.00 feet perpendicularly distant southerly from the control line of said project, opposite approximate Engineer Station 125+33.41 and is designated as point "F"; thence N. 89°13'24" W. 188.68 feet to a point which is 84.00 feet perpendicularly distant southerly from the control line of said project, opposite Engineer Station 123+44.73; thence S. 83°39'06" W. 32.25 feet to a point which is 88.00 feet perpendicularly distant southerly from the control line of said project, opposite Engineer Station 123+12.73; thence N. 89°13'24" W. 15.91 feet to a point which is 88.00 feet perpendicularly distant southerly from the control line of said project, opposite Engineer Station 122+96.82 and is designated as point "E"; thence N. 89°13'24" W. 35.00 feet to a point which is 88.00 feet perpendicularly distant southerly from the control line of said project, opposite Engineer Station 122+61.82 and is designated as point "D"; thence N. 89°13'24" W. 84.28 feet, more or less, to the point of beginning as shown on the official map of said project on file at the office of the Utah Department of Transportation. The above described parcel of land contains 4,542 square feet or 0.104 acre in area, more or less.

(Note: Rotate above bearings counterclockwise 00°14'36" to equal project bearings.)

To enable the Utah Department of Transportation to construct and maintain a limited access 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 between said designated point "C" and said

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designated point "D", and also between said designated point "E" and said designated point "F", and as shown on the official map of said project on file at the office of the Utah Department of Transportation.

**IN WITNESS WHEREOF**, said Ken Garff Enterprises, LLC has caused this instrument to be executed by its proper officers thereunto duly authorized, this 3 day of June, A.D. 20 19.

STATE OF Utah )  
 ) ss.  
 COUNTY OF Salt Lake ) By Ken Garff Enterprises, LLC  
John K. Garff, President

On the date first above written personally appeared before me, John K. Garff, who, being by me duly sworn, says that he is the President of Ken Garff Enterprises, LLC, a Limited Liability Company, and that the within and foregoing instrument was signed in behalf of said company by authority of its Resolution, and said John K. Garff acknowledged to me that said company executed the same.

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

Lynette D. Foley  
 Notary Public

