

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)

Tooele County	Tax ID No.	02-128-0-0040
	PIN No.	19491
	Project No.	S-0112(15)7
	Parcel No.	0112:105B

Ledger Cove, LLC, Grantor(s), 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 parcel of land in Tooele County, State of Utah, to-wit:

A parcel of land in fee for the widening of the existing SR-112 (1000 North Street) and Franks Drive known as Project No. S-0112(15)7, being part of an entire tract of land, situate in the SW1/4 SE1/4 and in the SE1/4 SE1/4 of Section 17, T.3S., R.4W., S.L.B.&M., in Tooele County, State of Utah. The boundaries of said parcel of land are described as follows:

Beginning at the intersection of the extension of the existing northerly highway right of way line of SR-112 (1000 North Street) and the centerline of Franks Drive as described in that certain Easement recorded on October 10, 2006, as Entry No. 269281, in the Tooele County Recorder's Office, at the southwest corner of said entire tract, said intersection is 2,596.28 feet S.00°14'25"E. (S.00°14'08"E. by record) along the Section Line and 1,352.55 feet West from the East Quarter corner of said Section 17; and running thence N.00°02'17"W. (N.00°02'00"W. by record) 49.53 feet along said centerline; thence N.89°58'47"E. 41.68 feet, to the easterly boundary line of said entire tract, at a point 41.74 feet perpendicularly distant westerly from the Franks Drive Control Line opposite engineer station 7+96.50; thence along said easterly boundary line the following two (2) courses: (1) S.00°03'17"E. 19.79 feet, to the beginning of a 29.50-foot radius curve to the left, at a point 41.75 feet perpendicularly distant westerly from said Control Line opposite engineer station 7+76.71; thence (2) Southeasterly 44.46 feet along the arc of said curve through a delta of 86°21'09" (Note: Chord to said curve bears S.43°13'52"E. for a distance of

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LIMITED LIABILITY RW-01LL (11-01-03)

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PIN No. 19491  
 Project No. S-0112(15)7  
 Parcel No. 0112:105B

40.37 feet), to said existing northerly highway right of way line, at a point in the southerly boundary line of said entire tract, at a point of non-tangency; thence S.89°43'20"W. 69.32 feet along said existing northerly highway 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 2,247 square feet, in area or 0.052 acre, more or less, of which 1,632 square feet or 0.037 acre are now occupied by the existing Franks Drive right of way. Balance is 615 square feet in area or 0.014 acre, more or less.

(Note: Rotate all bearings in the above description 00°00'08" clockwise to obtain NAD83 Highway Bearings.)

STATE OF Utah)  
 ) ss.

COUNTY OF Salt Lake)

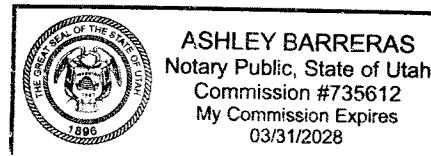
Ledger Cove, LLC  
 Limited Liability Company

Brett Lovell  
 Signature

Brett Lovell, Member  
 Print Name and Title

On this 25<sup>th</sup> day of June, in the year 2025, before me personally appeared Brett Lovell, 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 Member <sup>as</sup> manager of Ledger Cove, LLC and that said document was signed by him/her on behalf of said Ledger Cove, LLC by Authority of its  
Operating agreement

Ashley Barreras  
 Notary Public



**PUBLIC ENTITY AFFIDAVIT – GRANTEE: UTAH DEPARTMENT OF TRANSPORTATION**

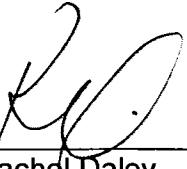
I, Rachel Daley, being of legal age and authorized by the Utah Department of Transportation, hereafter "public entity," being duly sworn, depose and state as follows:

The public entity consents to the conveyance of the real property interest identified above by deed from Ledger Cove 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 Ledger Cove 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

Date

7-11-25

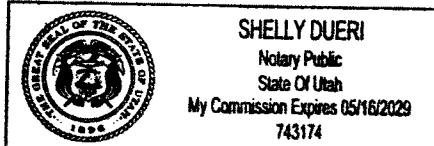
Its: Title and Closing Agent

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 Jul, 2025 by Rachel Daley.

SEAL

  
Shelly Dueri  
Notary Public