

ENT 82309 : 2024 PG 1 of 2
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Nov 21 02:27 PM FEE 0.00 BY KR
RECORDED FOR First American - South Jord
ELECTRONICALLY RECORDED

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

Warranty Deed
(CONTROLLED ACCESS)
(LIMITED LIABILITY COMPANY)
Utah County

Tax ID No. 26:044:0042
PIN No. 15153
Project No. F-I15-6(239)259
Parcel No. I15-6:237:2A

Spanish Fork Twelve, LLC, a Utah Limited Liability Company, Grantor, hereby CONVEYS AND WARRANTS to the UTAH DEPARTMENT OF TRANSPORTATION, Grantee, at 4501 South 2700 West, Salt Lake City, Utah 84114, Grantee, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, 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 SE1/4 SW1/4 of Section 6, Township 8 South, Range 3 East, Salt Lake Base and Meridian, Utah County, Utah, incident to the construction of Dry Creek Parkway associated with the widening of I-15 known as Project No. F-I15-6(239)259. The boundaries of said parcel of land are described as follows:

Beginning at a point in the southerly boundary line of said entire tract at a point 150.71 feet perpendicularly distant northerly from the right of way control line of Dry Creek Parkway of said Project, opposite approximate Engineers Station 1015+94.41, which point is 1164.21 feet West and 162.67 feet North from the South Quarter Corner of said Section 6; and running thence N.00°18'13"E. 111.37 feet to a point 262.02 feet perpendicularly distant northerly from the right of way control line of Dry Creek Parkway of said Project, opposite Engineers Station 1015+97.65; thence N.70°36'26"E. 466.32 feet to a point in the easterly boundary line of said entire tract at a point 381.95 feet radially distant northerly from the right of way control line of Dry Creek Parkway of said Project, opposite approximate Engineers Station 1020+59.88; thence S.00°00'05"E. 256.21 feet along said easterly boundary line to the southeast corner of said entire tract; thence S.88°42'00"W 440.59 feet along said southerly boundary 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 80,875 square feet in area or 1.867 acres.

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(Note: Record bearings equal Highway bearings.)

(Basis of Bearing: N.00°33'08" W. between the South Quarter Corner and North Quarter Corner of Section 6)

To enable the Utah Department of Transportation to construct and maintain a public highway as an expressway, 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; All access to said property will be from a break in the controlled access line between designated points "C" at Engineers Station 1015+32.91 and point "D" at Engineers Station 1015+92.88 as shown on the official map of said project on file in the office of the Utah Department of Transportation

STATE OF Utah)
) ss.
 COUNTY OF Washington)

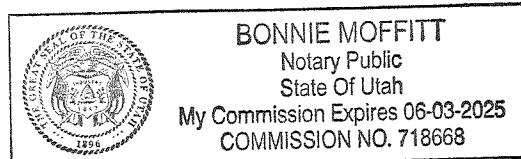
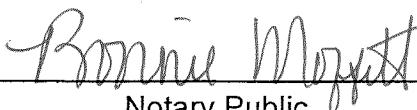
Spanish Fork Twelve, LLC

By _____



Stephen W. Wade

On this 20 day of NOVEMBER in the year 2024, before me personally appeared STEPHEN W WADE, 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 Spanish Fork Twelve, LLC, a Utah limited liability company and that said document was signed by him/her on behalf of said Spanish Fork Twelve, LLC by Authority of its OPERATING AGREEMENT

Notary Public