

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)  
Iron County

Tax ID. No. A-0772-0016-0000  
Pin No. 21157  
Project No. S-0130(34)0  
Parcel No. 0130:901D

Foster's Development, 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, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described parcel of land in Iron County, State of Utah, to-wit:

A parcel of land in fee, being a part of an entire tract of property, situate in the NW1/4 NE1/4 of Section 14, Township 35 South, Range 11 West, Salt Lake Base & Meridian, lying westerly of SR-130, in Iron County, State of Utah, for Corridor Preservation of the existing SR-130, known as Project No. S-0130(34)0. The boundaries of said parcel of land are described as follows:

Beginning at a point which is 1338.87 feet S.89°19'06"E. along the section line and 804.28 feet South from the North Quarter Corner of said Section 14 to a point in the existing westerly right of way line of SR-130, and running thence S.00°03'55"W. 78.22 feet along the said existing westerly right of way line; thence N.89°57'19"W. 23.90 feet; thence N.00°01'31"W. 78.22 feet, to a point in the north line of said entire tract; thence S.89°57'19"E. 24.03 feet along said line, to the point of beginning.

The above parcel of land contains 1,875 square feet or 0.043 acre in area.

As per Utah State Code 72-5-103 title of the underlying fee to the center of the existing right of way is relinquished as part of this conveyance and transferred to the Grantee of this instrument.

Pin No. 21157  
 Project No. S-0130(34)0  
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(Note: Rotate above bearings 00°58'59" clockwise to equal highway bearings based on the Utah State Plane Coordinate System, NAD 83, South Zone).

STATE OF Texas )  
 ) ss.  
 COUNTY OF Harris )

Foster's Development, LLC,  
A Utah Limited Liability Company

Neil Foster manager

Signature

Neil Foster, Manager

Print Name & Title

On this 29th day of May, in the year 2025 before me personally appeared Neil Foster, 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 Foster's Development, LLC, A Utah Limited Liability Company and that said document was signed by him/her on behalf of said Foster's Development, LLC, A Utah Limited Liability Company by Authority of its

KaTasha Owens

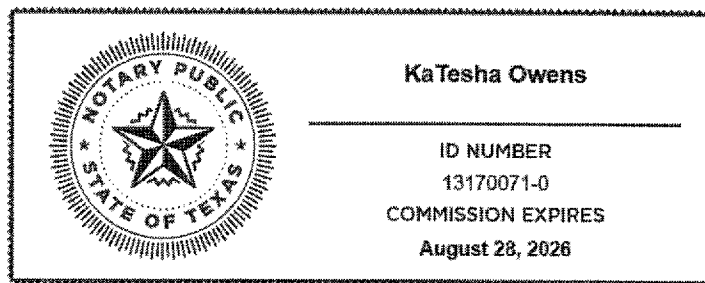
05/29/2025

Notary Public

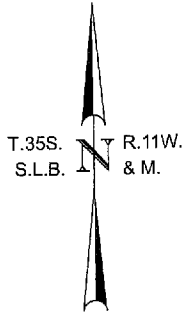
KaTasha Owens ID # 13170071-0

Notary Public, State of Texas, Harris County

Electronically signed and notarized online using the Proof platform.



00833824 B: 1717 P: 1152



A-0772-0016-0000  
FOSTER'S DEVELOPMENT, LLC,  
A UTAH LIMITED  
LIABILITY COMPANY  
PARCEL 3  
ENT. 00813998  
BK. 1665 PG. 663

A-0772-0015-0000  
O'REILLY AUTO ENTERPRISES,  
LLC, A DELAWARE LIMITED  
LIABILITY COMPANY  
PARCEL 1  
ENT. 00820960  
BK. 1682 PG. 1746

A-0772-0014-0000  
JENKINS OIL COMPANY, INC.  
ENT. 00816612  
BK. 1671 PG. 1014

NW 1/4 NE 1/4  
SECTION 14

NE 1/4 NE 1/4  
SECTION 14



**NOTE:**

This Exhibit is intended to be used for illustrative purposes and as a negotiation tool for the deed it is attached to only. This Exhibit does Not represent any field survey work or that a Record of Survey has been filed with the Recorder's or Surveyor's Office that this document is or may be recorded in.

**00833824 B: 1717 P: 1153**

PARCEL NO.	OWNER	NET AC.	SQ. FEET	EXIST. R/W AC. IN DEED	OWNERSHIP AC.	REMAINING AC. LEFT	REMAINING AC. RIGHT
901D	FOSTER'S DEVELOPMENT, LLC	0.043	1875	NONE	8.790	8.747	N/A

EXHIBIT NO.	901D	PARTIAL SUMMARY NO.	03P	PROPERTY OWNER:	FOSTER'S DEVELOPMENT, LLC
PROJECT	SR-130; NORTH OF CEDAR CITY			PROPERTY ADDRESS:	mile post 8.62 SR-130
	CORRIDOR PRESERVATION			<b>UTAH DEPARTMENT OF TRANSPORTATION</b>	
PROJECT NUMBER	S-0130(34)0	PIN	21157		

**PUBLIC ENTITY AFFIDAVIT – GRANTEE: UDOT**

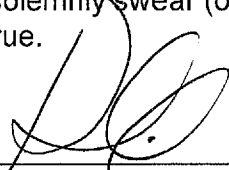
I, Rachel Daley, being of legal age and authorized by the Utah Department of Transportation, hereafter "public entity," being duly sworn, depose and state as follows:

The public entity consents to the conveyance of the real property interest identified above by deed from Foster's Development, 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 Foster's Development, 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

5.21.25  
Date

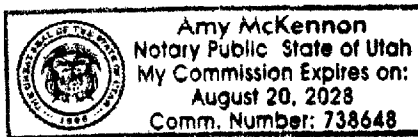
Its: Title and Closing Agent

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 May 2025 by Rachel Daley.

SEAL



  
Notary Public