

**00835957 B: 1723 P: 200**

B: 1723 P: 200 Fee \$0.00

Carri R. Jeffries, Iron County Recorder - Page 1 of 4

07/23/2025 11:08:42 AM By: COTTONWOOD TITLE INSURANCE AGENCY, INC.

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

*PROW-RAP*

**Warranty Deed**  
(CORPORATION)  
Iron County

Tax ID. No. A-0772-0012-0000  
Pin No. 21157  
Project No. S-0130(34)0  
Parcel No. 0130:900

Associated Retail Operations, Inc., a Utah corporation, hereby Grantor, 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 easterly 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 1338.89 feet S.88°55'27"E. along the section line and 111.79 feet South from the North Quarter Corner of said Section 14, point being in the existing westerly right of way line of SR-130, and running thence S.00°27'34"W. 692.50 feet along the said existing westerly right of way line, to the southeast corner of said entire tract; thence N.89°33'40"W. 24.03 feet along the south line of said entire tract; thence N.00°22'08"E. 720.69 feet to a point in the northeasterly line of said entire tract; thence S.41°18'54"E. 37.78 feet along said line, to the point of beginning.

The parcel of land contains 17,374 square feet or 0.399 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  
Parcel No. 0130:900


(Note: Rotate above bearings 00°35'20" clockwise to equal highway bearings based on the Utah State Plane Coordinate System, NAD 83, South Zone).

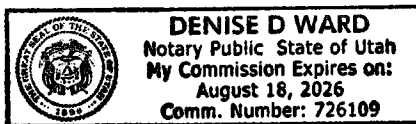
STATE OF Utah )  
 ) ss.  
COUNTY OF Salt Lake

Associated Retail Operations, Inc.,  
a Utah Corporation

  
Signature  
Darin Pearce President  
Print Name & Title

On this 21 day of July, in the year 2025 before me personally appeared Darin Pearce, 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 President of Associated Retail Operations, Inc., a Utah Corporation and that said document was signed by him/her on behalf of said Associated Retail Operations, Inc., a Utah Corporation by Authority of its President.

  
Notary Public



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Tax ID No.: A-0772-0012-0000

UDOT PIN No.: 21157

UDOT Project No.: S-0130(34)0

Parcel No.: 900

**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 Associated Retail Operations, Inc. (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 Associated Retail Operations, Inc. (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

Its: Title and Closing Agent

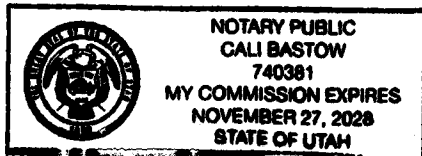
Signed by Authority of: Ross Crowe, UDOT Right of Way Director

6.2.25  
Date

State of Utah,  
County of Salt Lake

Subscribed and sworn to before me this 2 day of June 2025 by Rachel Daley.

SEAL



  
Notary Public

00835957 B: 1723 P: 202

T.35S.  
S.L.B. N R.11W.  
& M.

Existing R/W Line

MIDVALLEY RD (4800N)

Existing R/W Line

37.15'

Existing Hwy R/W Line

Existing Hwy R/W Line

A-0772-0012-0000  
ASSOCIATED RETAIL OPERATIONS, INC.,  
A UTAH CORPORATION  
ENT. 00823721  
BK. 1690 PG. 62

NW 1/4 NE 1/4  
SECTION 14

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**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.

0 20 100  
Feet

24.03'

SR-130

900

720.69'

692.50'

PARCEL NO.	OWNER	NET AC.	SQ. FEET	EXIST. R/W AC. IN DEED	OWNERSHIP AC.	REMAINING AC. LEFT	REMAINING AC. RIGHT
900	ASSOCIATED RETAIL OPERATIONS, INC.	0.399	17,374	NONE	11.022	10.623	

EXHIBIT NO.900-EXHIBIT		PARTIAL SUMMARY NO. 01P		PROPERTY OWNER: ASSOCIATED RETAIL OPERATIONS, INC.	
PROJECT	SR-130; NORTH OF CEDAR CITY			PROPERTY ADDRESS: MILE POST 8.65 SR-130	
	CORRIDOR PRESERVATION			UTAH DEPARTMENT OF TRANSPORTATION	
PROJECT NUMBER	S-0130(34)0	PIN	21157		

27-DEC-2024 10:41 PM P:\P\05922621157 S-0130(34)0 900 EXHIBIT-AERIAL.dgn