

ENT 30087 : 2022 PG 1 of 3  
**Andrea Allen**  
**Utah County Recorder**  
2022 Mar 09 01:21 PM FEE 40.00 BY KC  
RECORDED FOR Pro-Title and Escrow, Inc.  
ELECTRONICALLY RECORDED

Send Tax Notices to:  
Spanish Fork Twelve, LLC  
150 West Auto Mall Dr.  
St. George, UT 84770

## WARRANTY DEED

PTE-37879-P

Tax Serial No. 26:044:0042

**Wood Springs, LLC, a Utah limited liability company**

Grantor, County of Utah, State of Utah, hereby CONVEYS AND WARRANTS to

**Spanish Fork Twelve, LLC, a Utah limited liability company**

Grantee, County of Utah, State of Utah, for the sum of

~ TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS ~

the following described tract of land in Utah County, State of Utah:

See Attached Exhibit "A"

SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS OF WAY OF RECORD, AND TO GENERAL PROPERTY TAXES FOR 2022 AND THEREAFTER.

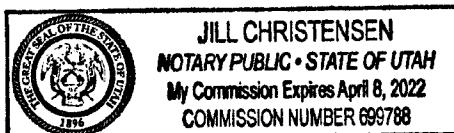
Witness the hand of said grantor this March 3, 2022

Wood Springs, LLC, a Utah limited liability company

  
\_\_\_\_\_  
David R. Simpson, Manager

STATE OF UTAH      )  
                        )  
                        ) \$.  
County of Utah      )

On this 3rd day of March, 2022, before me, the undersigned Notary Public, personally appeared **David R. Simpson, Manager**, known to me to be the member(s) or designated agent(s) of the limited liability company that executed the above, and acknowledged to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and an oath stated that they are authorized to execute said instrument freely and voluntarily for the purposes and use herein mentioned on behalf of the limited liability company.

  
\_\_\_\_\_  
Notary Public

Pro-Title & Escrow, Inc.  
File No. 37879.P

## EXHIBIT "A"

Commencing at a point on the West line of the State Frontage Road which point is West 1218.30 feet and North 161.43 feet from the South quarter corner of Section 6, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence North 00° 05' 30" West along a fence line 980.40 feet to a fence corner; thence North 89° 51' 00" East 668.44 feet to a fence corner (this course was fixed by a court order as described in Book 2766, Page 783); thence South 00° 14' 00" West along a fence line 595.65 feet; thence South 00° 18' 41" West 301.63 feet; thence along a curve to the right with a radius of 75.0 feet, a central angle of 88° 23' 19" and an arc length of 115.70 feet, the chord of said curve bears South 44° 30' 30" West 104.56 feet; thence South 88° 42' West along a fence line 589.18 feet to the point of beginning.

LESS AND EXCEPTING any portion deeded by way of a Warranty Deed recorded July 14, 2010, as Entry No. 58413:2010 in the Utah County Recorder's Office, also described as follows:

A parcel of land in fee, being part of an entire tracts of property, situate in the SE1/4SW1/4 of Section 6, Township 8 South, Range 3 East, Salt Lake Base and Meridian, incident to the construction of a freeway known as Project No. MP-I15-6. The boundaries of said parcel of land are described as follows:

Beginning at a point in the southerly boundary line of said entire tract, which point is 1,218.48 feet South 89° 00' 27" West along the Section line (Record 1218.30 feet West) and; 182.54 feet (Record 161.43 feet) North and 494.69 feet North 88° 42' 00" East from the South quarter corner of said Section 6; and running thence North 00° 00' 05" West 613.60 feet to a point 342.09 feet perpendicularly distant easterly from the center line of said Project opposite approximate Engineers Station 1033+48.23; thence South 89° 46' 00" East 170.37 feet to the westerly highway right of way line of a frontage road; thence along said highway right of way line the following three (3) courses and distances: (1) thence South 00° 14' 00" West 234.57 feet; (2) thence South 00° 18' 41" West 301.63 feet; (3) thence Southwesterly 115.69 feet along the arc of a 75.00 foot radius curve to the right, (chord bears South 44° 30' 20" West 104.56 feet) to said southerly boundary line; thence South 88° 42' 00" West 94.49 feet 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.

ALSO LESS AND EXCEPTING any portion lying to the North of the following described boundary line, as conveyed by way of an Amended Decree recorded March 4, 1991, as Entry No. 7929, in Book 2768, at Page 124 in the Utah County Recorder's Office:

Beginning at a fence corner on the West right-of-way fence line of the West Frontage Road of Interstate Highway I-15 (also known as 2000 West Street, Springville, Utah) which beginning

point is East 2124.85 feet and North 1188.10 feet (based upon the Utah State Plane Coordinate System, Central Zone, Bearings of Section lines) from the Southwest corner of Section 6, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence South 89° 51' 00" West along a long-standing boundary fence line, 668.64 feet.

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

ENT 82311:2024 PG 1 of 3  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2024 Nov 21 02:32 PM FEE 0.00 BY KR  
RECORDED FOR First American - South Jord  
ELECTRONICALLY RECORDED

**Quit Claim Deed**  
(CONTROLLED ACCESS)  
Utah County

Affecting Tax No. 26:044:0041  
PIN No. 7037  
Project No. MP-I15-6(178)245  
Parcel No. I15-6:302:AQ

The UTAH DEPARTMENT OF TRANSPORTATION, Grantor, by its duly appointed Director of Right of Way, of Salt Lake City, County of Salt Lake, State of Utah, hereby QUIT CLAIMS to Spanish Fork Twelve, LLC, a Utah limited liability company, Grantee, at 150 West Auto Mall Drive, Saint George, County of Washington, State of Utah, Zip 84770, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described tract of land in Utah County, State of Utah, to-wit:

A tract of land being part of UDOT parcel 302, situate in the SE1/4 SW1/4 of Section 6, Township 8 South, Range 3 East, SLB&M. The boundaries of said tract of land are described as follows:

Beginning at a point in the westerly boundary line of said entire tract, which point is 1,218.48 feet S.89°00'27"W. along the Section line and 182.54 feet North and 494.69 feet N.88°42'00"E. and 256.21 feet N.00°00'05"W. from the South Quarter corner of said Section 6; and running thence N.00°00'05"W. 357.39 feet to the northwest corner of said entire tract; thence S.89°46'00"E. 134.12 feet along said northerly boundary line to a point in the westerly highway right of way and no-access line of Project No. F-I15-6(239)259; thence S.10°26'09"W. 296.02 feet along said westerly highway right of way and no-access line; thence S.43°11'47"W. 76.59 feet; thence S.70°36'26"W 29.75 feet 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 tract of land contains 34,445 square feet in area or 0.791 acre

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PIN No. 7037  
Project No. MP-I15-6(178)245  
Parcel No. I15-6:302:AQ

Signs, Billboards, outdoor Advertising structures, or advertising of any kind as defined in 23 United States Code, Section 131, shall not be erected, displayed, placed or maintained upon or within this tract, EXCEPT signs to advertise the sale, hire or lease of this tract or the principal activities conducted on this land.

The grantor reserves rights to use the abutting state property for highway purposes and excludes from this grant any rights to air, light, view and visibility over and across the abutting state property. The Grantee is hereby advised that due to present or future construction on the adjacent highway including but not limited to excavation, embankment, structures, poles, signs, walls, fences and all other activities related to highway construction or which may be permitted within the Highway Right of Way that air, light, view and visibility may be restricted or obstructed on the above property.

Pursuant to Title 72, Chapter 6, Section 117, Utah Code Annotated, 1998, as amended, the above described tract of land is granted without access to or from the adjoining freeway over and across the easterly boundary line of said tract of land.

Together with and subject to any and all easements, rights of way and restrictions appearing of record or enforceable in law and equity.

Junkyards, as defined in 23 United States Code, Section 136, shall not be established or maintained on the above described tract of land.

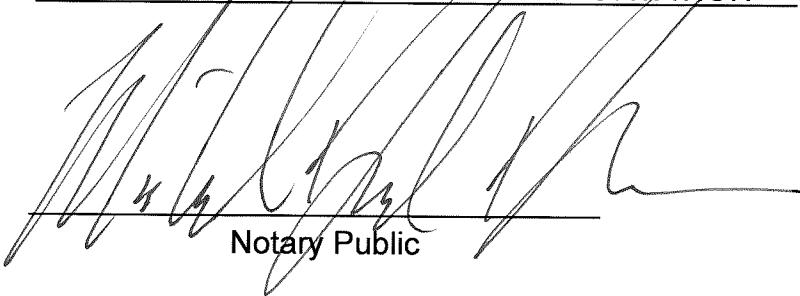
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PIN No. 7037  
 Project No. MP-I15-6(178)245  
 Parcel No. I15-6:302:AQ

STATE OF UTAH ) UTAH DEPARTMENT OF TRANSPORTATION  
 )  
 ) ss.  
 COUNTY OF SALT LAKE )

By   
 Ross Crowe, Director of Right of Way

On this 27<sup>th</sup> day of August, in the year 2024, before me personally appeared Ross Crowe, 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 is the Director of Right of Way of the UTAH DEPARTMENT OF TRANSPORTATION.

  
 Notary Public

