

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

Ent 146136 Bk 347 Pg 157  
Date: 29-OCT-2018 11:26:34AM  
Fee: None Filed By: JP  
BRENDA NELSON, Recorder  
MORGAN COUNTY  
For: FOUNDERS TITLE

## Warranty Deed

Morgan County

18-025107

00-0005 1944

Tax ID. No. 03-005-048-009

PIN: 15896

Project No. S-0167(7)2

Parcel No. 0167:102:S

TIMOTHY P. LUNDIN, Grantor, of Morgan, County of Morgan, State of Utah, hereby CONVEY AND WARRANT to UTAH DEPARTMENT OF TRANSPORTATION, Grantee, at 4501 S. 2700 West, Salt Lake City, Utah 84119, Grantee, for the sum of Ten (\$10.00) Dollars, and other good and valuable considerations, the following described parcel of land in Morgan County, State of Utah, to-wit:

A parcel of land in fee for the purpose of acquiring right of way for Mtn. Green Interchange at SR-167 and I-84 known as Project No. S-0167(7)2, being a remainder of an entire tract of property situate in the SE1/4 NE1/4 of Section 26, T. 5 N, R. 1 E, S.L.B.&M. in Morgan County, State of Utah. The boundaries of said parcel of land are described as follows:

Beginning at a point in the easterly line of said entire tract, which point lies 20.67 feet N.00°00'00"E. along the section line and 634.23 feet S.90°00'00"W. from the East Quarter corner of said Section 26, said point being 75.02 feet perpendicularly distant westerly from the control line of said project, opposite Engineer Station 7+96.58; and running thence S.00°00'00"W. 18.28 feet to the southerly line of said entire tract, thence N.89°36'47"W. 274.98 feet along said southerly line to the southwest corner of said entire tract; thence N.27°52'42"E. 251.18 feet along the westerly line of said entire tract to a point 75.02 feet perpendicularly distant westerly from the control line of said project, opposite Engineer Station 5+47.22; thence southeasterly 119.62 feet along the arc of a 908.25 foot radius non tangent curve to the left (Note: Chord to said curve bears S.35°25'29"E. 119.53 feet. Central angle equals 07°32'45"), to a point of tangency; thence S.39°11'52"E. 139.62 feet to the Point of Beginning.

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Project No. S-0167(7)2  
Parcel No. 0167:102:S

The above described part of an entire tract contains 31,369 square ft. in area or 0.720 acres, more or less.

Note:

Rotate all bearings in the above description 00°16'55" clockwise to match highway bearings.



Timothy R. Lundin

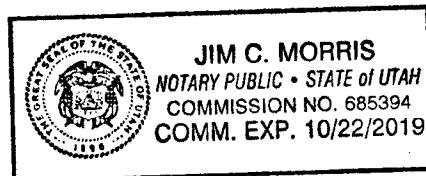
**WITNESS**, the hand of said Grantor, this OCTOBER 29, 2018 day of \_\_\_\_\_, A.D. 20\_\_\_\_.

Signed in the presence of:

STATE OF UTAH ) \_\_\_\_\_  
 ) ss.  
COUNTY OF DAVIS ) \_\_\_\_\_

On the date first above written personally appeared before me,  
TIMOTHY R. LUNDIN,  
the signer of the within and foregoing instrument, who duly acknowledged to me that he  
executed the same.

Jim C. Morris  
Notary Public



E 146541 B 348 P 29  
Date 27-Dec-2018 03:04PM  
Fee: \$20.00 ACH  
Filed By: JP  
BRENDA NELSON, Recorder  
MORGAN COUNTY  
For: FOUNDERS TITLE COMPANY - LAYTON  
Recorded Electronically by Simplifile

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

18-025112

**Warranty Deed**  
(CONTROLLED ACCESS)  
(LIMITED LIABILITY COMPANY)

Morgan County

90-0003-4197  
00-0003-4163  
00-0005-4930  
00-0003-3876

Affected Tax ID. No. 03-005-048  
03-005-040-01  
03-005-048-04  
03-005-048-10  
PIN: 15896

Project No. S-0167(7)2  
Parcel No. 0167:101:A

Soderby, LLC, a Limited Liability Company of the State of Utah, Grantor, hereby CONVEYS AND WARRANTS to the UTAH DEPARTMENT OF TRANSPORTATION, at 4501 South 2700 West, Salt Lake City, Utah 84119, Grantee, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described parcel of land in Morgan County, State of Utah, to-wit:

A parcel of land in fee for the purpose of acquiring right of way for Mtn. Green Interchange at SR-167 and I-84 known as Project No. S-0167(7)2, being part of an entire tract of property situate in the NE1/4 SE1/4 and SE1/4 NE1/4 of Section 26, T. 5 N, R. 1 E, S.L.B.&M. in Morgan County, State of Utah. The boundaries of said parcel of land are described as follows:

Beginning at an interior property corner of said entire tract, which point lies 20.67 feet N.00°00'00"E. along the section line and 634.23 feet S.90°00'00"W. from the East Quarter corner of said Section 26, said point being 75.02 feet perpendicularly distant westerly from the control line of said project, opposite Engineer Station 7+96.58; and running thence N.00°00'00"E. 34.13 feet; thence N.77°30'00"E. 39.08 feet; thence N.19°00'00"E. 110.09 feet; thence S.39°14'24"E. 168.25 feet; thence S.44°54'13"E. 250.00 feet to a point of curvature with an 833.00 foot radius curve to the right; thence southeasterly 583.13 feet along the arc of said curve (Note: Chord to said curve bears S.24°50'56"E. 571.30 feet.

Continued on page 2  
LIMITED LIABILITY COMPANY RW-04LL (12-01-03)

Central angle equals  $40^{\circ}06'34''$ ) to a point on the northerly highway right of way and N/A line of I-84 of Project No. I-80N-6(8)57; thence along said northerly line the following five (5) courses: (1) S. $55^{\circ}55'24''$ W. 475.19 feet to a point 244.97 feet perpendicularly distant westerly from the control line of said project, opposite Engineer Station 19+40.67; (2) N. $86^{\circ}01'49''$ W. 550.57 feet; (3) N. $83^{\circ}25'40''$ W. 1,600.00 feet; thence (4) N. $84^{\circ}43'00''$ W. 400.10 feet; (5) N. $83^{\circ}18'26''$ W. 51.93 feet; thence departing said highway right of way and N/A line of I-84 N. $00^{\circ}13'34''$ W. 149.31 feet; thence S. $87^{\circ}44'07''$ E. 2,721.13 feet thence northerly 379.24 feet along the arc of an 833.00 foot radius non tangent curve to the left (Note: Chord to said curve bears N. $20^{\circ}25'16''$ W. 375.98 feet. Central angle equals  $26^{\circ}05'07''$ ), thence N. $33^{\circ}27'49''$ W. 250.01 feet; thence N. $39^{\circ}11'52''$ W. 101.35 feet to the Point of Beginning.

The above described parcel of land contains 851,729 square feet or 19.553 acres, more or less.

Note:

Rotate all bearings in the above description  $00^{\circ}06'40''$  counter-clockwise to match highway bearings.

Also:

A parcel of land in fee for the purpose of acquiring right of way for SR-167 (Mtn. Green Interchange) at SR-167 and I-84 known as Project No. S-0167(7)2, being part of an entire tract of property situate in the SE1/4 NE1/4 of Section 26, T. 5 N, R. 1 E, S.L.B.&M. in Morgan County, State of Utah. The boundaries of said parcel of land are described as follows:

Beginning at a point at the intersection of the southerly right of way line of Old Highway Road and the northerly line of said entire tract, which point lies 747.03 feet N. $00^{\circ}10'15''$ E. along the section line and 906.53 feet N. $89^{\circ}49'45''$ W. from the East Quarter corner of said Section 26, said point being 52.44 feet perpendicularly distant westerly from the control line of said project, opposite Engineer Station 0+41.86; and running thence S. $02^{\circ}04'45''$ E. 218.26 feet along the easterly line of said entire tract; thence N. $87^{\circ}55'15''$ E. 138.60 feet; thence southerly 157.56 feet along the arc of a 758.21 foot radius non tangent curve to the left (Note: Chord to said curve bears S. $18^{\circ}45'53''$ E. 157.27 feet. Central angle equals  $11^{\circ}54'22''$ ); thence S. $27^{\circ}52'42''$ W. 180.52 feet to a point 75.02 feet perpendicularly distant westerly from the control line of said project, opposite Engineer Station 5+47.22; thence northerly 499.98 feet along the arc of a 908.25 foot radius non tangent curve to the right (Note: Chord to said curve bears N. $15^{\circ}52'53''$ W. 493.69 feet. Central angle equals  $31^{\circ}32'27''$ ); thence N. $00^{\circ}06'40''$ W. 25.88 feet; thence N. $46^{\circ}06'54''$ W. 27.78 feet to said northerly line of said entire tract; thence along said northerly line N. $87^{\circ}52'52''$ E. 42.59 feet to the Point of Beginning.

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LIMITED LIABILITY COMPANY RW-04LL (12-01-03)

The above described parcel of land contains 41,463 square feet or 0.952 acre, more or less (Total Area equals 893,196 square feet or 20.505 acres, more or less).

Note:

Rotate all bearings in the above description  $00^{\circ}06'40''$  clockwise to match highway bearings.

To enable the Utah Department of Transportation to construct and maintain a public highway as a freeway, 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 Excepting the Grantor, their assignees and/or successors reserve the right to use the existing tunnel to travel to/or from I-84 to their property at the north of parcel 101:A of said project. The said tunnel centers at a point directly opposite highway Engineering Station 638+75 of said project.

Digitized by srujanika@gmail.com

~~Soderby, LLC Agent~~

**Soderby, LLC Agent**

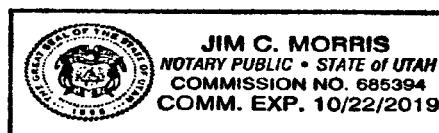
IN WITNESS WHEREOF, said Soderry, LLC has caused this instrument to be executed by its proper officers thereunto duly authorized, this 27 day of December, A.D. 2018.

State of UTAH )  
County of Davis )  
S )

On this, the 27 day of December, 2018, personally appeared before me Duane D. Johnson, the undersigned officer, who acknowledged herself/himself to be the manager/a member of Soderby, LLC, a Limited Liability Company, and in that capacity/being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by herself/himself as the manager/a member.

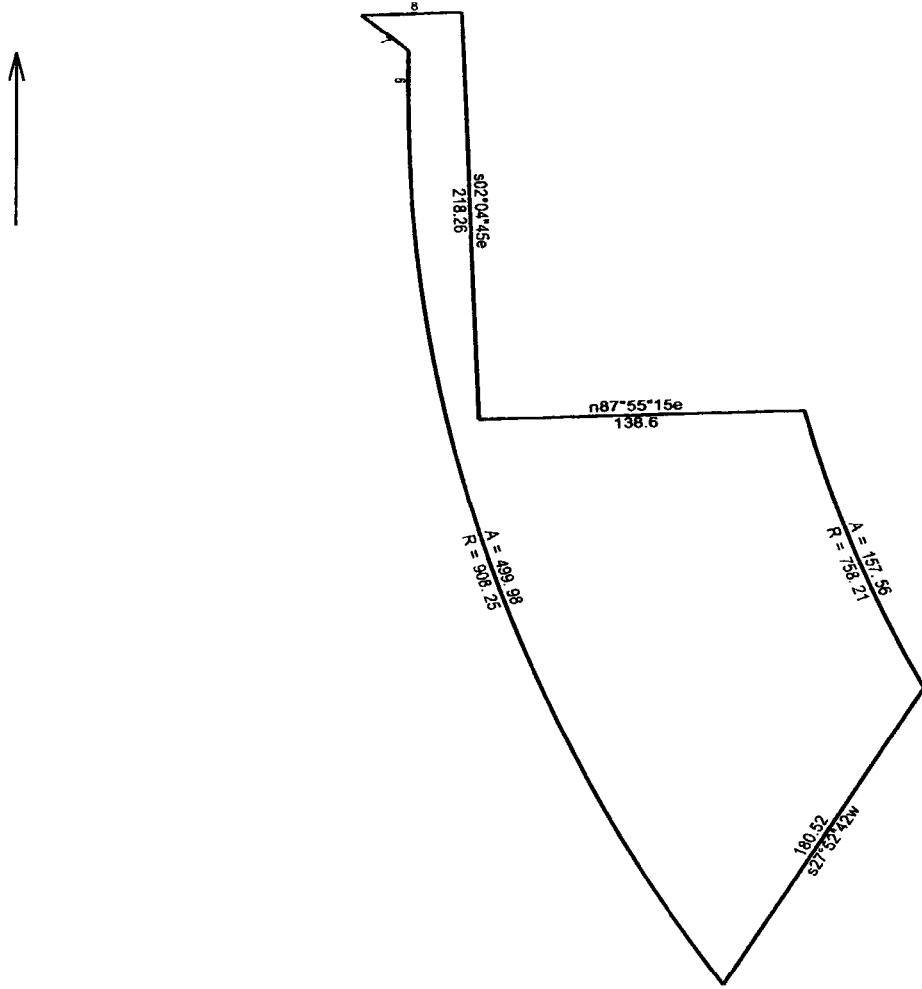
In witness whereof, I hereunto set my hand and official seal

Terri Morris  
Notary Public



Prepared by: ROB (Stanley Consultants) 01F  
Jan 4 2017

LIMITED LIABILITY COMPANY RW-04LL (12-01-03)



15896\_S-0167(7)2\_01F\_101\_A\_Also\_DeedPlot

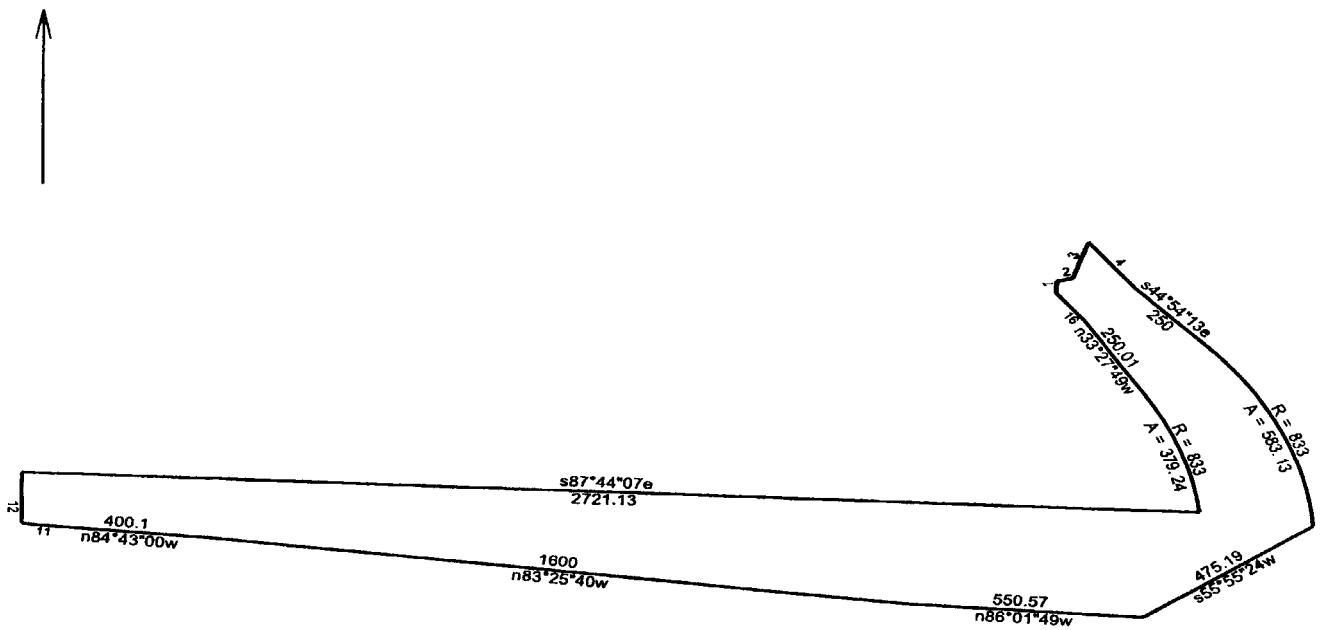
12/21/2017

Scale: 1 inch= 77 feet

File: 15896\_S-0167(7)2\_01F\_101\_A\_Also\_DeedPlot.ndp

Tract 1: 0.9519 Acres (41463 Sq. Feet), Closure: n00.4801e 0.01 ft. (1/150076), Perimeter=1291 ft.

01 s02.0445e 218.26  
 02 n87.5515e 138.6  
 03 Lt, r=758.21, delta=011.5422, arc=157.56, chord=s18.4553e 157.27  
 04 s27.5242w 180.52  
 05 Rt, r=908.25, delta=031.3227, arc=499.98, chord=n15.5253w 493.69  
 06 n00.0640w 25.88  
 07 n46.0654w 27.78  
 08 n87.5252e 42.59



## 15896\_S-0167(7)2\_01F\_101\_A\_DeedPlot

12/28/2017

Scale: 1 inch= 419 feet File: 15896\_S-0167(7)2\_01F\_101\_A\_DeedPlot.ndp

Tract 1: 19.5531 Acres, Closure: s20.3739e 0.01 ft. (1/556957), Perimeter=7864 ft.

01 n0e 34.13	11 n83.1826w 51.93
02 n77.3000e 39.08	12 n00.1334w 149.31
03 n19.0000e 110.09	13 s87.4407e 2721.13
04 s39.1424e 168.25	14 Lt, r=833.00, delta=026.0507, arc=379.24, chord=n20.2516w 375.98
05 s44.5413e 250	15 n33.2749w 250.01
06 Rt, r=833.00, delta=040.0634, arc=583.13, chord=s24.5056e 571.30	16 n39.1152w 101.35
07 s55.5524w 475.19	
08 n86.0149w 550.57	
09 n83.2540w 1600	
10 n84.4300w 400.1	