

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

ENT 10145:2013 PG 1 of 3
Jeffery Smith
Utah County Recorder
2013 Jan 31 03:41 PM FEE 0.00 BY SS
RECORDED FOR US Title Insurance Agency
ELECTRONICALLY RECORDED

Quit Claim Deed
(CONTROLLED ACCESS)
Utah County

Tax ID No. 58-035-0015,
40-178-0007, 40-178-0008
Parcel No. 0182:28:TAQ
Project No. SP-0182(1)0

The UTAH DEPARTMENT OF TRANSPORTATION, by its duly appointed Director of Right of Way, Grantor, of Salt Lake City, County of Salt Lake, State of Utah, hereby QUIT CLAIMS to SCOTT C. MCLACHLAN, Grantee, at _____, County of UTAH, State of UTAH, Zip _____, for the sum of TEN DOLLARS Dollars, and other good and valuable considerations, the following described tract of land in _____ County, State of Utah, to-wit:

A tract of land situated in the Southwest Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 23, Township 5 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said tract of land are described as follows:

58-035-0015 (28:T)

Beginning at the intersection of the south highway right of way and limited access line of Pioneer Crossing and the east line of grantors property which is 1331.35 feet North 89°53'29" East along the section line and 1515.78 feet SOUTH from the North Quarter Corner of said Section 23; thence South 00°22'12" East 257.16 feet along said east line of grantors property to the south line of grantors property; thence North 89°31'29" West 1214.27 feet along said south line of grantors property to the east right of way line of Redwood Road; thence along said east right of way line of Redwood Road (2) two courses as follows: northwesterly along the arc of a 20100.72 foot radius curve to the left a distance 205.77 feet (central angle equals 00°35'11" and long chord bears North 00°13'04" West 205.77 feet) and northwesterly along the arc of a 19900.72 foot radius curve to the right a distance 41.32 feet (central angle equals 00°07'08" and long chord bears North 00°27'05" West 41.29 feet) to said south highway right of way and limited access line of Pioneer Crossing; thence EAST 1212.19 feet along said south highway right of way and limited access line to a point of curvature; thence southeasterly along the arc of a 1400.00 foot radius curve to the right a distance 1.49 feet (central angle equals 00°03'39" and long chord bears South 89°58'11" East 1.49 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.

The above described part of an entire tract contains 305,987 square feet or 7.025 acres.

40-178-0007 (21:T)

Beginning at a point on the grantors east property line which is 1276.16 feet North 89°53'29" East along the section line and 1516.34 feet SOUTH and 256.94 feet South 00°15'50" West along a fence from the North Quarter Corner of said Section 23; thence South 00°15'50" West 287.49 feet along said east line of grantors property and said fence to the south line of grantors property; thence North 89°38'54" West 1246.36 feet along said south line of grantors property to the east right of way line of Redwood Road; thence North 00°08'02" East 128.52 feet along said east right of way line of Redwood Road; thence South 89°31'29" East 338.06 feet; thence North 00°00'44" West 161.67 feet; thence South 89°31'29" East 909.37 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 part of an entire tract contains 305,470 square feet or 7.013 acres.

40-178-0008 (21:T)

Beginning at the intersection of the east highway right of way line of Redwood Road and the grantors north property line which is 118.78 feet North 89°53'29" East along the section line and 1760.57 feet SOUTH from the North Quarter Corner of said Section 23; thence South 89°31'29" East 337.66 feet along said north line of grantors property to the east line of grantors property; thence South 00°00'44" East 161.67 feet along said east line of grantors property to the south line of grantors property; thence North 89°31'29" West 338.06 feet along said south line of grantors property to the east right of way line of Redwood Road; thence along said east right of way line of Redwood Road (2) two courses as follows: North 00°08'02" East 141.25 feet to a point of curvature and northeasterly along the arc of a 20100.72 foot radius curve to the left a distance 20.41 feet (central angle equals 00°03'29" and long chord bears North 00°06'17" East 20.41 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 part of an entire tract contains 54,618 square feet or 1.254 acres.

Signs, Billboards, outdoor Advertising structures, or advertising of any kind as defined in Title 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 principle 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 the 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.

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

The above described tract of land is granted without access to or from the adjoining highway over and across the north line of the above described tract, being the south right of way and limited access line of said PIONEER CROSSING.

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

IN WITNESS WHEREOF, said UTAH DEPARTMENT OF TRANSPORTATION has caused this instrument to be executed this 29th day of January, A.D. 20 13, by its Director of Right of Way.

UTAH DEPARTMENT OF TRANSPORTATION

By [Signature]
Director of Right of Way

STATE OF UTAH)
) ss.
COUNTY OF)

On the date first above written personally appeared before me, Lyle McMillan, who, being by me duly sworn, did say that he is the Director of Right of Way, and he further acknowledged to me that said instrument was signed by him in behalf of said UTAH DEPARTMENT OF TRANSPORTATION.

WITNESS my hand and official stamp the date in this certificate first above written.

[Signature]
Notary Public

