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BK 7191 PG 571

E 3141413 B 7191 P 571-572  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
2/1/2019 12:35:00 PM  
FEE \$12.00 Pgs: 2  
DEP eCASH REC'D FOR COTTONWOOD TITLE IN

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

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

Affecting Tax ID No.01-451-0005  
Parcel No. 13:TAQ  
Project No. SP-0067(1)0  
PIN No. 1793  
*CTIA 104625-JVP*

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 SWB Riverbend Investments, LLC, Grantee, at 259 South Riverbend Way, Suite 100, North Salt Lake City, County of Davis, State of Utah, Zip 84054, for the sum of Ten (\$10.00) Dollars, and other good and valuable considerations, the following described tract of land in Davis County, State of Utah, to-wit:

A tract of land in fee, situate in Lots 15 and 16 and designated as Parcel 3 upon the recorded North Redwood Industrial Park Plat "A" Amended Subdivision, located in Lot 3 of Section 10, Township 1 North, Range 1 West, Salt Lake Base and Meridian. The boundaries of said tract of land are described as follows:

Beginning at the Southwest corner of said Lot 16; and running thence North 00°06'00" West 350.00 feet to the Northwest corner of said Lot 16; thence North 89°56'00" East 48.54 feet along the northerly line of said Lot 16; thence North 00°06'00" West 60.00 feet to the Southwest corner of said Lot 15; thence North 00°06'00" West 231.76 feet along the westerly line of said Lot 15 to the westerly highway right of way and no-access line of a highway known as project No. 0067; thence South 7°20'27" East 646.96 feet, more or less, along the said westerly highway right of way and no-access line to the southerly line of said Lot 16; thence South 89°56'00" West 130.08 feet, more or less, along the said southerly line to the point of beginning.

The above described tract of land contains 43,153 Square Feet, or 0.991 acres.

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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 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 Legacy Parkway SR-67 over and across the East 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 Title 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 29<sup>th</sup> day of January, A.D. 20 17, by its Director of Right of Way.

STATE OF UTAH ) UTAH DEPARTMENT OF TRANSPORTATION  
 ) ss.  
COUNTY OF SALT LAKE ) By Charles R. Stroud  
 ) Director of Right of Way

On the date first above written personally appeared before me, January 29, 2017, 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



Prepared by LLS 11-02-17