

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

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6/30/2017 11:17:00 AM \$17.00
Book - 10573 Pg - 3027-3029
Gary W. Ott
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 3 P.

73838- AF

Quit Claim Deed

Salt Lake County

Tax ID No.	21-17-400-010
	21-17-400-019
	21-17-400-025
	21-17-400-028
Parcel No.	215-300:MT12Q
Project No.	I-215-9(6)297

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 Summit Life Plan Communities, L.L.C. a Delaware limited liability company, Grantee, at 6183 Prairie View Drive, Suite 103A, Taylorsville, County of Salt Lake, State of Utah, Zip 84129, for the sum Ten Dollars (\$10.00), and other good and valuable considerations, the following described tract of land in Salt Lake County, State of Utah, to-wit:

A tract of land, being part of four tracts of property, situate in the SE1/4 of Section 17, T.2 S., R.1 W., S.L.B.&M. The boundaries of said tract of land are described as follows:

Beginning in the northerly right of way line of 6200 South Street at a point 698.66 feet N.89°58'01"W. along the section line and 45.96 feet N.00°01'59"E. from the Southeast corner of said Section 17, and running thence along said northerly right of way line the following five (5) courses and distances to the easterly boundary line of the Stonewood Subdivision as recorded in the office of the Salt Lake County Recorder in Book 83 of Plats at Page 63: 1. N.89°58'01"W. 433.23 feet, 2. N.45°15'34"W. 35.14 feet, 3. S.89°44'26"W. 62.95 feet, 4. S.44°44'26"W. 34.33 feet, 5. N.89°58'01"W. 578.86 feet; thence N.00°16'38"E. 987.04 feet along said easterly boundary line to the northeast corner of said subdivision; thence N.89°58'01"W. 110.22 feet along the northerly boundary line of said subdivision to the easterly boundary line of that certain parcel of land conveyed to Corporation of Presiding Bishop of Church of Jesus Christ of Latter-day Saints as recorded in the office of the Salt Lake County Recorder in Book 6131 at Page 2676; thence

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N.00°20'49"E. 363.00 feet along said easterly boundary line to the northeast corner of said parcel; thence N.89°53'50"W. 321.00 feet along the northerly boundary line of said parcel, continuing along the northerly boundary line of that certain parcel of land conveyed to Corporation of Presiding Bishop of Church of Jesus Christ of Latter-day Saints as recorded in the office of the Salt Lake County Recorder in Book 6079 at Page 1529 to the northwest corner of said parcel; thence S.00°20'49"W. 363.39 feet along the westerly boundary line of said parcel to the northerly boundary line of said subdivision; thence N.89°58'01"W. 248.41 feet along said northerly boundary line to the easterly right of way and limited access line of Bangerter Highway, UDOT Project Number NM-1005(4); thence N.00°18'22"E. 700.28 feet; thence N.89°58'04"W. 162.27 feet to the westerly line of the of the southeast quarter of said Section 17; thence N.00°06'26"W. 911.16 feet along said westerly line to the center quarter corner of said Section 17; thence N.89°56'31"E. 1567.15 feet along the northerly line of said southeast quarter to a northwest corner of the Willow Bay Subdivision Plat 7 as recorded in the office of the Salt Lake County Recorder in Book 89 of Plats at Page 47; thence South 799.71 feet along a westerly boundary line of said subdivision to the southwest corner of said subdivision; thence N.89°57'26"E. 388.99 feet along a southerly boundary line of said subdivision to the northwest corner of that certain parcel of land conveyed to Taylorsville City as recorded in the office of the Salt Lake County Recorder in Book 10002 at Page 4970; thence S.00°05'56"E. 1801.76 feet along the westerly boundary line of said parcel, continuing along the easterly boundary line of that certain parcel of land conveyed to Utah Department of Transportation as recorded in the office of the Salt Lake County Recorder in Book 10002 at Page 4975, and continuing along the westerly boundary line of that certain parcel of land conveyed to Taylorsville City as recorded in the office of the Salt Lake County Recorder in Book 10002 at Page 4973 to the point of beginning.

The above described tract of land contains 3,718,053 square feet in area, or 85.355 acres, more or less.

(Basis of Bearing is N.89°58'01"W. from the Southeast Corner to the South Quarter Corner of said Section 17.)

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.

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.

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.

IN WITNESS WHEREOF, said UTAH DEPARTMENT OF TRANSPORTATION has caused this instrument to be executed this 29th day of June, A.D. 20 17, by its Director of Right of Way.

STATE OF UTAH) UTAH DEPARTMENT OF
TRANSPORTATION)
) ss.
COUNTY OF SALT LAKE) By [Signature]
) Director of Right of Way

On the date first above written personally appeared before me, Lyle D. 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

