

Recording Requested by:  
First American Title Insurance Company  
11650 South State Street, Suite 104  
Draper, UT 84020  
(801)576-8400

MAIL TAX NOTICES TO AND  
AFTER RECORDING RETURN TO:  
REAGAN OUTDOOR ADVERTISING  
1775 NORTH, WARM SPRINGS ROAD  
SALT LAKE CITY, UTAH 84116

SPACE ABOVE THIS LINE (3 1/4" X 5") FOR RECORDER'S USE

### QUITCLAIM DEED

Escrow No. **390-5939446 (VL)**  
A.P.N.: **25-028-0069**

Regan Outdoor Advertising, Grantor, of Utah County of Utah, State of Utah, hereby QUITCLAIMS to Christine Lea Heathman, Trustee and any Successor Trustees, of the Christine L. Heathman Trust dated the 23<sup>rd</sup> day of February 2015, Grantee, of Utah County, State of Utah, for the sum of TEN DOLLARS (**\$10.00**) and other good and valuable consideration, the following described tract of land in **Utah** County, State of **Utah**, to-wit:

All rights pertaining to the lease as disclosed in document recorded against parcel 25-028-0069, as recorded by document on October 9, 2008, as Entry no. 110774:2008, are released as to the following Land only. It shall remain in full force and effect and does not release or terminate the interest of Regan Outdoor Advertising as to the remainder parcel. The portion being released is as described in this deed.

#### PARCEL 1:

**A PERPETUAL EASEMENT UPON PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, IN UTAH COUNTY, UTAH, FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING CUT AND/OR FILL SLOPES AND APPURTENANT PARTS THEREOF INCIDENT TO THE WIDENING OF EXISTING HIGHWAY SR-198, KNOWN AS PROJECT NO. F-0198(27)11. THIS EASEMENT INCLUDES THE RIGHT TO CONSTRUCT, MAINTAIN, AND CONTINUE THE EXISTENCE OF SAID CUT AND/OR FILL SLOPES IN THE SAME GRADE AND SLOPE RATIO AS CONSTRUCTED BY GRANTEE. THIS EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR, SUCCESSORS, HEIRS AND ASSIGNS, AND INCLUDES AND CONVEYS ALL RIGHTS OF GRANTOR TO CHANGE THE**

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**VERTICAL DISTANCE OR GRADE OF SAID CUT AND/OR FILL SLOPES. THE BOUNDARIES OF SAID PERPETUAL EASEMENT ARE DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT IN THE EASTERLY HIGHWAY RIGHT OF WAY LINE OF SAID PROJECT, WHICH POINT IS 1790.5 FEET NORTH AND 252.39 FEET WEST AND 54.55 FEET SOUTH 02°26'12" WEST AND 37.58 FEET SOUTH 87°58'27" WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 25 (BASIS OF BEARING IS NORTH 00°12'22" WEST BETWEEN THE SOUTHEAST CORNER AND THE EAST QUARTER CORNER OF SAID SECTION 25); AND RUNNING THENCE NORTH 87°58'27" EAST 10.02 FEET ALONG THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT TO A POINT 70.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE RIGHT OF WAY CONTROL LINE OF SAID PROJECT, OPPOSITE APPROXIMATE ENGINEERS STATION 164+48.21; THENCE SOUTH 02°00'58" WEST 168.21 FEET PARALLEL WITH SAID RIGHT OF WAY CONTROL LINE; THENCE SOUTH 87°59'02" EAST 10.00 FEET TO A POINT 80.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE RIGHT OF WAY CONTROL LINE OF SAID PROJECT, OPPOSITE APPROXIMATE ENGINEERS STATION 162+80.00; THENCE SOUTH 02°00'58" WEST 466.15 FEET PARALLEL WITH SAID RIGHT OF WAY CONTROL LINE TO THE POINT OF TANGENCY OF A CURVE TO THE RIGHT WITH A RADIUS OF 3240.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE WITH AN ARC LENGTH OF 275.39 FEET, CONCENTRIC WITH SAID RIGHT OF WAY CONTROL LINE, CHORD BEARS SOUTH 04°27'04" WEST 275.31 FEET TO THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT AT A POINT 80.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE RIGHT OF WAY CONTROL LINE OF SAID PROJECT, OPPOSITE APPROXIMATE ENGINEERS STATION 155+45.26; THENCE NORTH 88°52'14" WEST 20.10 FEET ALONG SAID SOUTHERLY BOUNDARY LINE TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 3220.00 FEET; THENCE ALONG SAID EASTERLY HIGHWAY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) NORTHERLY ALONG SAID CURVE WITH AN ARC LENGTH OF 275.71 FEET, CHORD BEARS NORTH 04°28'09" EAST 275.62 FEET; (2) THENCE NORTH 02°00'58" EAST 633.65 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.**

**PARCEL 2:**

**A TEMPORARY EASEMENT UPON PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, IN UTAH COUNTY, UTAH, FOR THE PURPOSE OF CONSTRUCTING AND BLENDING CUT AND/OR FILL SLOPES AND A DRIVEWAY AND APPURTENANT PARTS THEREOF INCIDENT TO THE WIDENING OF EXISTING HIGHWAY SR-198, KNOWN AS PROJECT NO. F-0198(27)11. THE EASEMENT SHALL COMMENCE UPON THE BEGINNING OF ACTUAL CONSTRUCTION ON THE PROPERTY AND SHALL CONTINUE ONLY UNTIL PROJECT CONSTRUCTION ON THE PROPERTY IS COMPLETE, OR FOR THREE (3) YEARS, WHICHEVER FIRST OCCURS. THE EASEMENT SHALL BE NON-EXCLUSIVE SUCH THAT THE GRANTOR MAY USE THE PROPERTY AT ANY TIME IN A MANNER WHICH DOES NOT INTERFERE WITH CONSTRUCTION ACTIVITIES. THE BOUNDARIES OF SAID PART OF AN ENTIRE TRACT ARE DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT WHICH POINT IS 1566.74 FEET NORTH 00°12'22" WEST ALONG THE SECTION LINE AND 272.54 FEET WEST FROM THE SOUTHEAST CORNER OF SAID**

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**SECTION 25; AND RUNNING THENCE SOUTH 87°59'02" EAST 25.00 FEET TO A POINT 105.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE RIGHT OF WAY CONTROL LINE OF SAID PROJECT, OPPOSITE APPROXIMATE ENGINEERS STATION 162+80.00; THENCE SOUTH 02°00'58" WEST 40.00 FEET TO A POINT 105.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE RIGHT OF WAY CONTROL LINE OF SAID PROJECT, OPPOSITE APPROXIMATE ENGINEERS STATION 162+40.00; THENCE NORTH 87°59'02" WEST 25.00 FEET; THENCE NORTH 02°00'58" EAST 40.00 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.**

**PARCEL 3:**

**TWO PUBLIC UTILITY EASEMENT UPON PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, IN UTAH COUNTY, UTAH TO FACILITATE THE WIDENING OF EXISTING SR-198, KNOWN AS PROJECT NO. F-0198(27)11. THE EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTORS SUCCESSORS, HEIRS AND ASSIGNS. THE BOUNDARIES OF SAID PART OF AN ENTIRE TRACT ARE DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT ON THE EASTERLY HIGHWAY RIGHT OF WAY LINE OF SAID PROJECT, WHICH POINT IS 1577.44 FEET NORTH 00°12'22" WEST ALONG THE SECTION LINE AND 292.14 FEET WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 25; AND RUNNING THENCE SOUTH 87°59'02" EAST 10.00 FEET TO A POINT 70.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE RIGHT OF WAY CONTROL LINE OF SAID PROJECT, OPPOSITE APPROXIMATE ENGINEERS STATION 162+90.00; THENCE SOUTH 02°00'58" WEST 115.00 FEET TO A POINT 70.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE RIGHT OF WAY CONTROL LINE OF SAID PROJECT, OPPOSITE APPROXIMATE ENGINEERS STATION 161+75.00; THENCE NORTH 87°59'02" WEST 10.00 FEET; THENCE NORTH 02°00'58" EAST 115.00 FEET ALONG SAID EASTERLY HIGHWAY RIGHT OF WAY LINE 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:**

**BEGINNING AT THE INTERSECTION OF THE EASTERLY HIGHWAY RIGHT OF WAY LINE OF SAID PROJECT AND THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT, WHICH POINT IS 826.79 FEET NORTH 00°12'22" WEST ALONG THE SECTION LINE AND 333.07 FEET WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 25; AND RUNNING THENCE 32.32 FEET NORTHERLY ALONG SAID EASTERLY HIGHWAY RIGHT OF WAY LINE ALONG A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 3220.00 FEET, CHORD BEARS NORTH 06°38'04" EAST 32.32 FEET; THENCE SOUTH 83°39'11 " EAST 10.00 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 3230.00 FEET AT A POINT 70.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE RIGHT OF WAY CONTROL LINE OF SAID PROJECT, OPPOSITE APPROXIMATE ENGINEERS STATION 155+75.00; THENCE SOUTHERLY ALONG SAID CURVE WITH AN ARC LENGTH OF 31.21 FEET, CHORD BEARS SOUTH 06°37'25" WEST 31.21 FEET TO SAID SOUTHERLY BOUNDARY LINE AT A POINT 70.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE RIGHT OF WAY**

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**CONTROL LINE OF SAID PROJECT, OPPOSITE APPROXIMATE ENGINEERS STATION 155+44.27; THENCE WEST 10.07 FEET ALONG SAID SOUTHERLY BOUNDARY LINE 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.**

**PARCEL 4:**

**A PARCEL OF LAND IN FEE FOR THE WIDENING OF EXISTING SR-198, KNOWN AS PROJECT NO. F-0198(27)11 BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE INTERSECTION OF THE EXISTING EASTERLY HIGHWAY RIGHT OF WAY LINE OF SAID SR-189 AND THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT, WHICH POINT IS 1790.5 FEET NORTH AND 252.39 FEET WEST AND 54.55 FEET SOUTH 02°26'12" WEST AND 38.47 FEET SOUTH 87°58'27" WEST AND 15.89 FEET SOUTH 78°18'05" WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 25 (BASIS OF BEARING IS NORTH 00°12'22" WEST BETWEEN THE SOUTHEAST CORNER AND THE EAST QUARTER CORNER OF SAID SECTION 25); AND RUNNING THENCE ALONG SAID NORTHERLY BOUNDARY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) NORTH 78°18'05" EAST 15.89 FEET; (2) THENCE NORTH 87°58'27" EAST 0.89 FEET TO A POINT 60.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE RIGHT OF WAY CONTROL LINE OF SAID PROJECT, OPPOSITE APPROXIMATE ENGINEERS STATION 164+47.50; THENCE SOUTH 02°00'58" WEST 633.65 FEET PARALLEL WITH SAID RIGHT OF WAY CONTROL LINE TO THE POINT OF TANGENCY OF A CURVE TO THE RIGHT WITH A RADIUS OF 3220.00 FEET AT A POINT 60.00 FEET PERPENDICULARLY DISTANT EASTERLY FROM THE RIGHT OF WAY CONTROL LINE OF SAID PROJECT, OPPOSITE ENGINEERS STATION 158+13.85; THENCE SOUTHERLY ALONG SAID CURVE WITH AN ARC LENGTH OF 275.71 FEET, CONCENTRIC WITH SAID RIGHT OF WAY CONTROL LINE, CHORD BEARS SOUTH 04°28'09" WEST 275.62 FEET TO THE SOUTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT AT A POINT 60.00 FEET RADIALLY DISTANT EASTERLY FROM THE RIGHT OF WAY CONTROL LINE OF SAID PROJECT, OPPOSITE ENGINEERS STATION 155+43.28; THENCE NORTH 88°52'14" WEST 11.80 FEET ALONG SAID SOUTHERLY BOUNDARY LINE TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 3002.03 FEET ON SAID EXISTING EASTERLY HIGHWAY RIGHT OF WAY LINE; THENCE ALONG SAID EXISTING EASTERLY HIGHWAY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES: (1) NORTHERLY ALONG SAID CURVE WITH AN ARC LENGTH OF 279.00 FEET, CHORD BEARS NORTH 04°40'43" EAST 278.90 FEET; (2) THENCE NORTH 02°01'04" EAST 429.00 FEET; (3) THENCE NORTH 87°58'05" WEST 5.70 FEET; (4) THENCE NORTH 02°01'04" EAST 197.77 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.**

Witness, the hand(s) of said Grantor(s), this **October 15, 2018.**

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Quitclaim Deed - continued

File No.: 390-5939446 (VL)

Date: October 15, 2018

REAGAN OUTDOOR ADVERTISING

By: *[Signature]*

Its: Real Estate Manager

STATE OF Utah )  
County of Salt Lake )ss.

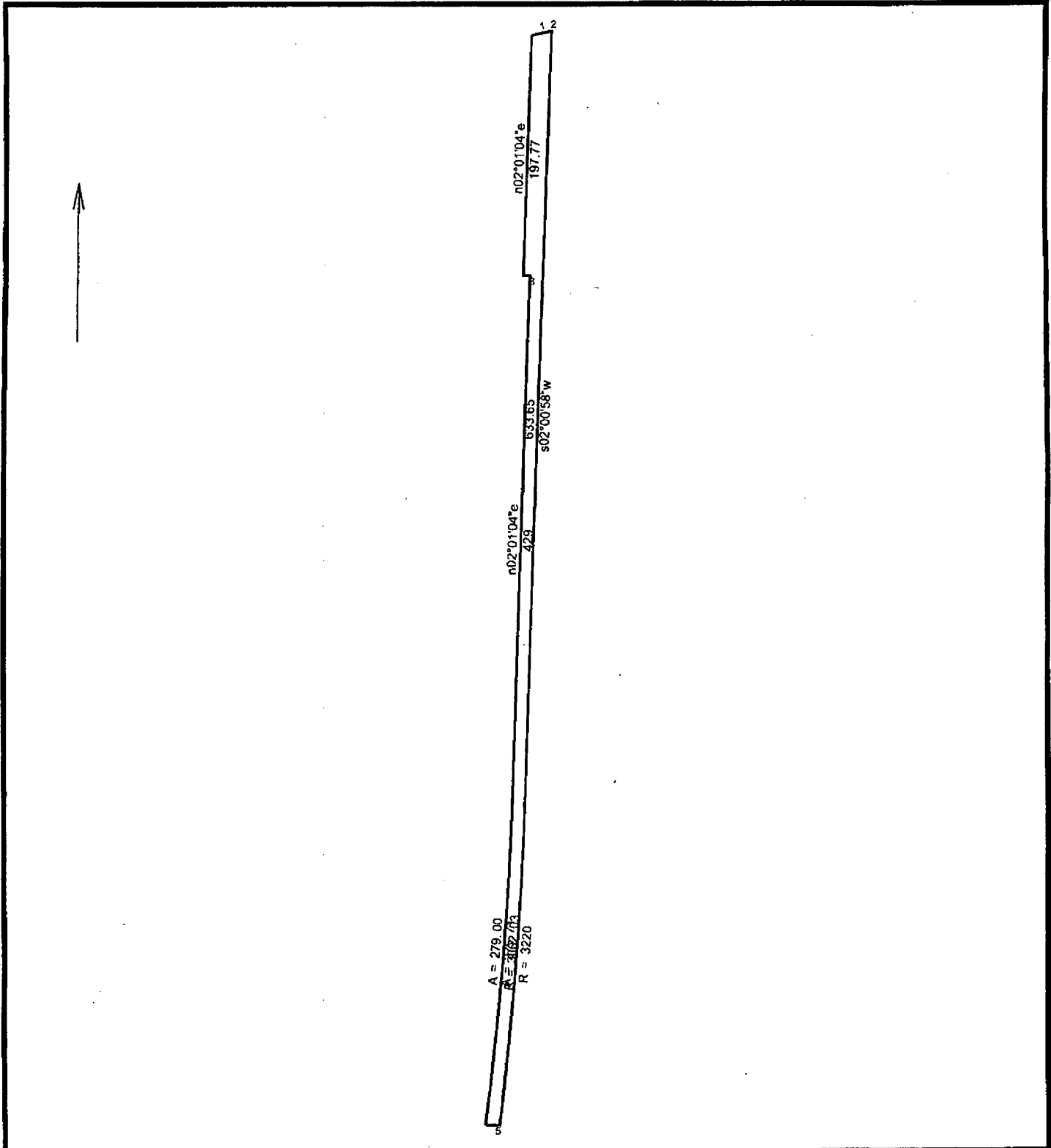
On October 31, 18, before me, the undersigned Notary Public, personally appeared Guy Larson, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:

*[Signature]*  
Notary Public





10265\_F-0198(27)11\_01P\_153\_DPL

10/24/2017

Scale: 1 inch= 108 feet

File: 10265\_F-0198(27)11\_01P\_153\_DPL.ndp

Tract 1: 0.2504 Acres (10905 Sq. Feet), Closure: n25.5824w 0.01 ft. (1/289131), Perimeter=1849 ft.

01 n78.1805e 15.89

08 n87.5805w 5.7

02 n87.5827e 0.89

09 n02.0104e 197.77

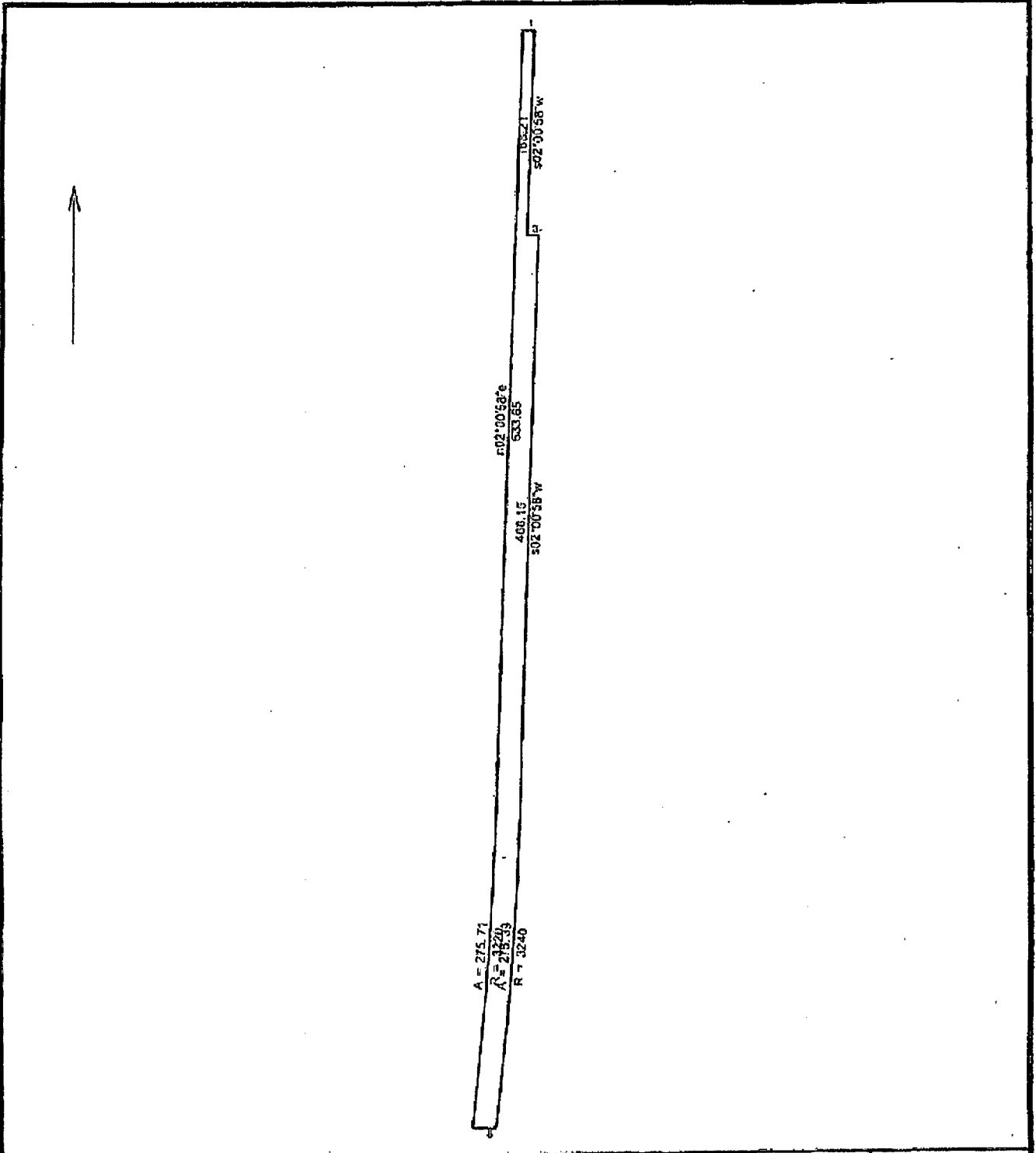
03 s02.0058w 633.65

04 Rt, r=3220.00, arc=275.71, chord=s04.2809w 275.63

05 n88.5214w 11.8

06 Lt, r=3002.03, arc=279.00, chord=n04.4043e 278.90

07 n02.0104e 429

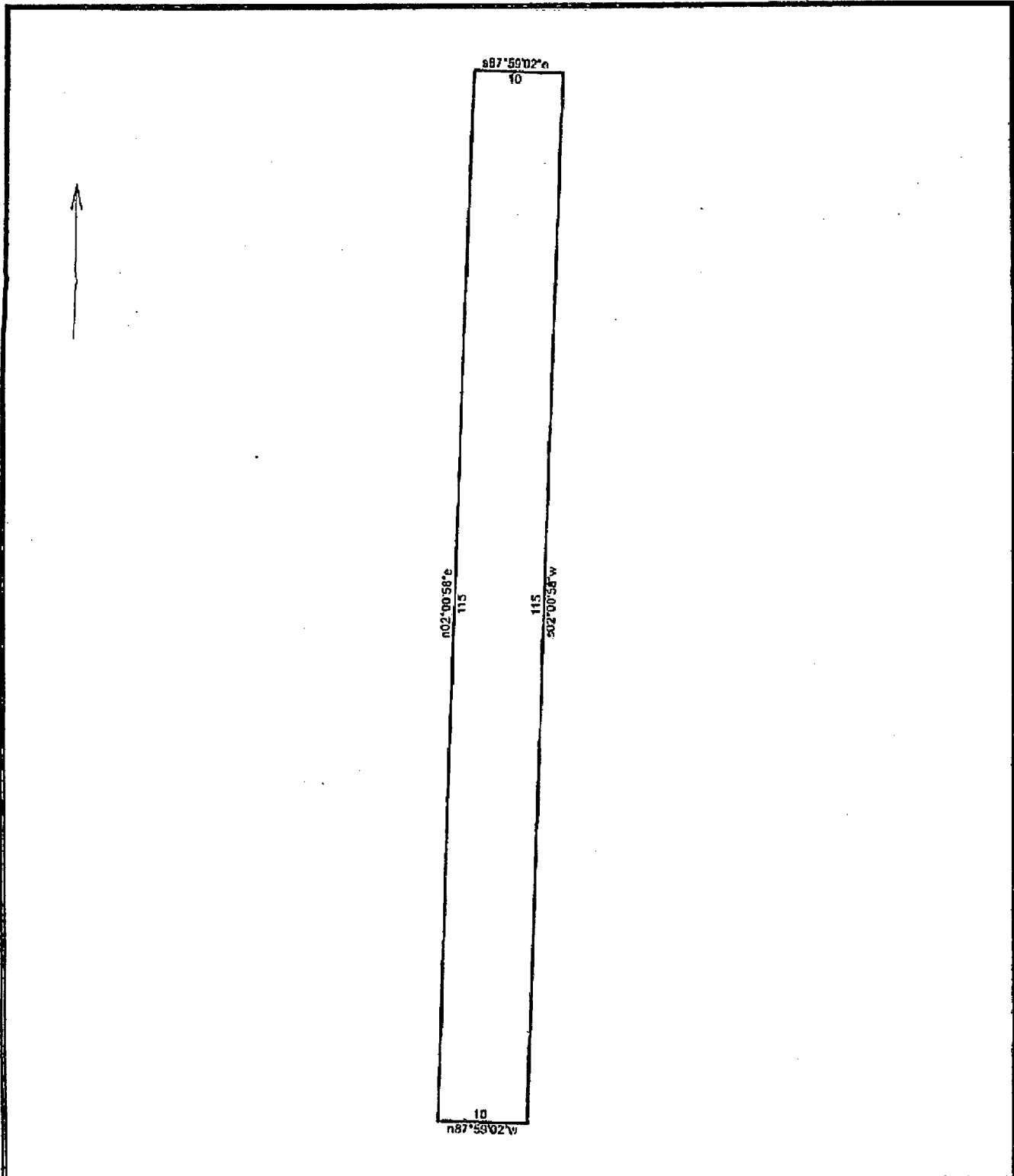


10265_F-0198(27)11_01P_153_E_DPL	10/24/2017
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Scale: 1 inch= 108 feet	File: 10265_F-0198(27)11_01P_153_E_DPL.ndp
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Tract 1: 0.3790 Acres (16509 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/814928), Perimeter=1859 ft.

01 n87.5827e 10.02	08 n02.0058e 633.65
02 s02.0058w 168.21	
03 s87.5902e 10	
04 s02.0058w 486.15	
05 Rt, r=3240.00, arc=275.39, chord=s04.2704w 275.31	
06 n88.5214w 20.1	
07 Lt, r=3220.00, arc=275.71, chord=n04.2809e 275.63	



10265\_F-0198(27)11\_01P\_153\_PUE\_DPL

10/26/2017

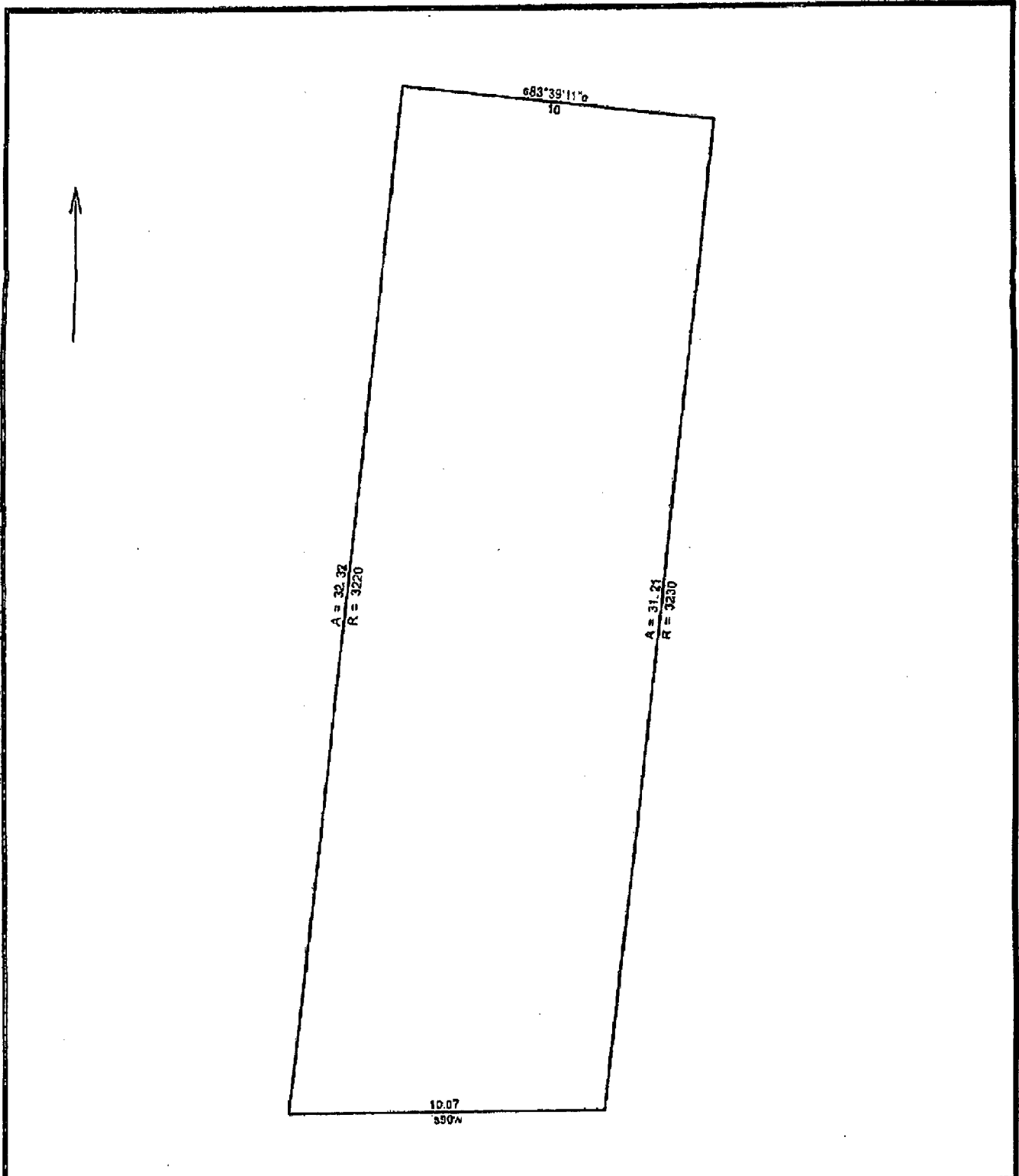
Scale: 1 inch= 14 feet

File: 10265\_F-0198(27)11\_01P\_153\_PUE\_DPL.ndp

Tract 1: 0.0264 Acres (1150 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=250 ft.

- 01 s87.5902e 10
- 02 s02.0058w 115
- 03 n87.5902w 10
- 04 n02.0058e 115





10265\_F-0198(27)11\_01P\_153\_PUE\_ALSO\_DPL

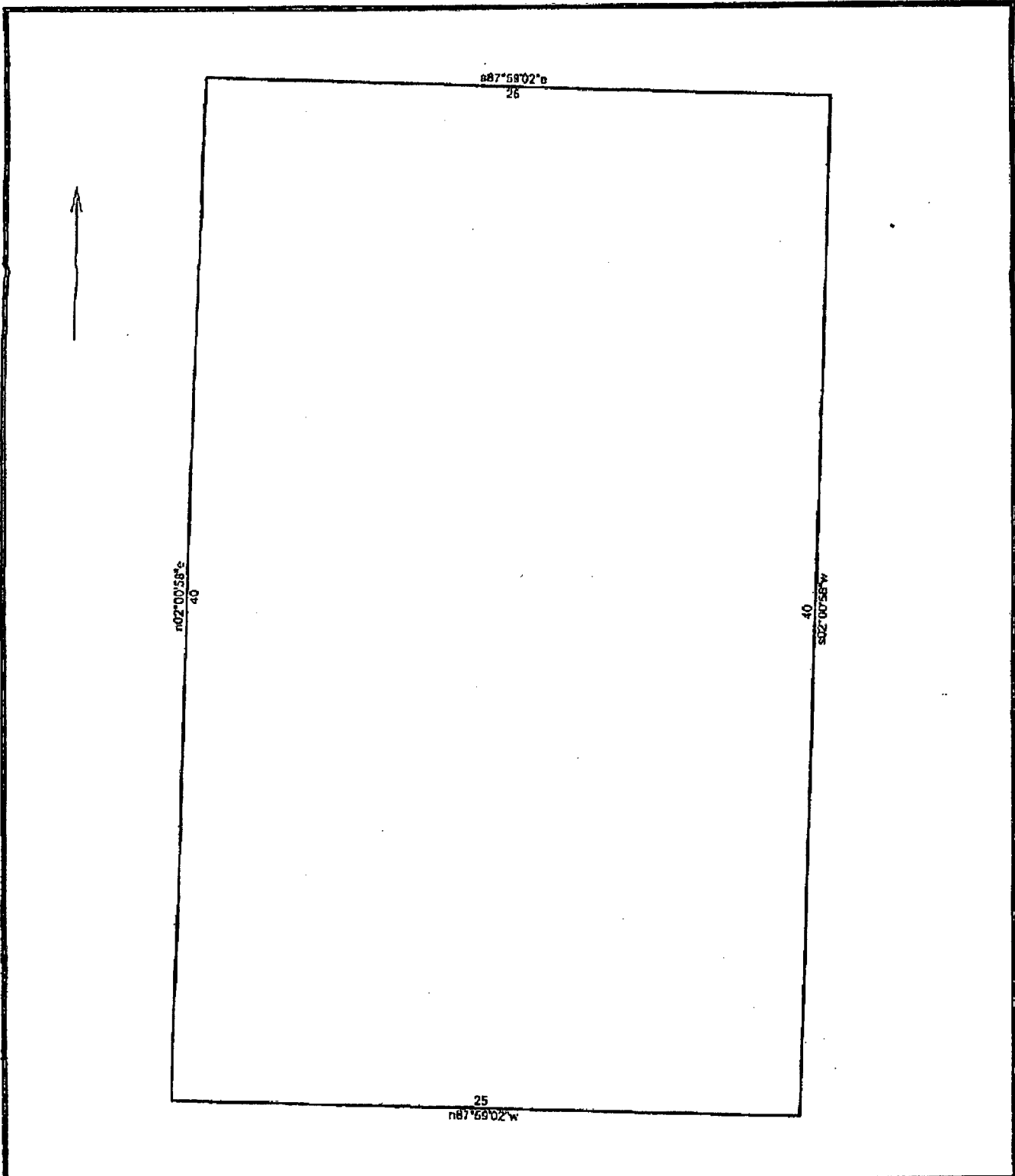
10/26/2017

Scale: 1 inch = 4 feet

File: 10265\_F-0198(27)11\_01P\_153\_PUE\_ALSO\_DPL.ndp

Tract 1: 0.0073 Acres (318 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/18254), Perimeter=84 ft.

- 01 Lt, r=3220.00, arc=32.32, chord=n06.3804e 32.32
- 02 s83.3911e 10
- 03 Rt, r=3230.00, arc=31.21, chord=s06.3725w 31.21
- 04 s90w 10.07



10265\_F-0198(27)11\_01P\_153\_2E\_DPL

10/26/2017

Scale: 1 inch= 5 feet

File: 10265\_F-0198(27)11\_01P\_153\_2E\_DPL.ndp

Tract 1: 0.0230 Acres (1000 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/899999), Perimeter=130 ft.

- 01 s87.5902e 25
- 02 e02.0058w 40
- 03 n87.5902w 25
- 04 n02.0058e 40