

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

ENT 25906:2020 PG 1 of 4
Jeffery Smith
Utah County Recorder
2020 Feb 28 11:46 AM FEE 40.00 BY MG
RECORDED FOR Benchmark Title Insurance Agency, LLC
ELECTRONICALLY RECORDED

14198

Quit Claim Deed
(CONTROLLED ACCESS)
Utah County

Affecting Tax ID No. 13:042:0014
13:042:0031
PIN No. 6667
Project No. S-115-6(175)245
Parcel No. 115-6:2233:TAQ

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 WGT American Fork Holdings, LLC, a Utah limited liability company, Grantee, at PO Box 1153, Centerville, County of Davis, State of Utah, Zip 84014, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described tract of land in Utah County, State of Utah, to-wit:

A tract of land situate in the NW1/4 NE1/4 and the NE1/4 NE1/4 of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian the boundaries of said tract of land are described as follows:

Beginning at the intersection of the southerly highway right of way and no-access line of Pioneer Crossing and the east line of grantors property which point is 1098.95 feet North 89°53'48" West along the section line and 154.74 feet South from the Northeast Corner of said Section 22; and running thence along said east line of grantors property the following three (3) courses and distances; (1) thence South 00°31'00" West 136.63 feet; (2) thence North 89°29'00" West 7.14 feet; (3) thence South 00°04'37" West 157.31 feet to the northeasterly highway right of way and no-access line of Interstate 15; thence along said highway right of way and no-access line the following two (2) courses and distances; (1) thence North 44°43'33" West 107.60 feet; (2) thence North 55°42'17" West 273.28 feet to said southerly highway right of way and no-access line of Pioneer Crossing, thence along said southerly highway right of way and no-access line the following four (4) courses and distances; (1) thence North 61°10'31" East 42.91 feet; (2) thence North 72°56'17" East 102.41 feet; (3) thence North 81°51'09" East 96.80 feet; (4) thence South 89°15'29" East

78.77 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.

The above described tract of land contains 1.078 acres or 46,938 square feet in area.

RESERVING THEREFROM UNTO GRANTOR a perpetual easement, upon part of an entire tract of property, in the NW1/4 NE1/4 and the NE1/4 NE1/4 of Section 22, Township 5 South, Range 1 East, Salt Lake Base and Meridian, in Utah County, Utah, for the purpose of constructing and maintaining thereon public utilities and appurtenant parts thereof including, but not limited to ATMS fiber optic conduit, electrical service and distribution lines, culinary and irrigation water facilities and highway appurtenances including, but not limited to cut and/or fill slopes, landscape facilities and appurtenant parts thereof, drainage facilities and appurtenant parts thereof, street and signal lighting facilities, directional and traffic information signs to facilitate the construction of a highway known as Project No. S-115-6(175)245. The easement includes the right to maintain and continue the existence of said cut and/or fill slopes in the same grade and slope ratio as constructed by UDOT. The easement shall run with the Real Property and shall be binding upon the Grantor and the Grantors successors, heirs and assigns, and includes and conveys all rights of grantor to change the vertical distance or grade of said cut and/or fill slopes. The boundaries of said easement are described as follows:

Parcel 2233:E

Beginning at the intersection of the southerly highway right of way and no-access line of Pioneer Crossing and the east line of grantors property which point is 1098.95 feet North 89°53'48" West along the section line and 154.74 feet South from the Northeast Corner of said Section 22; and running thence along said east line of grantors property; thence South 00°31'00" West 10.00 feet; thence North 89°15'29" West 78.03 feet; thence South 81°51'09" West 95.24 feet; thence South 72°56'17" West 100.60 feet; thence South 61°10'31"W 36.81 feet to the northeasterly highway right of way and no-access line of Interstate 15; thence along said highway right of way and no-access line North 55°42'17" West 11.21 feet to said southerly highway right of way and no-access line of Pioneer Crossing, thence along said southerly highway right of way and no-access line the following four (4) courses and distances; (1) thence North 61°10'31" East 42.91 feet; (2) thence North 72°56'17" East 102.41 feet; (3) thence North 81°51'09" East 96.80 feet; (4) thence South 89°15'29" East 78.77 feet to the point of beginning. The above described easement contains 3,158 square feet in area or 0.073 acre, more or less.

Signs, Billboards, outdoor Advertising structures, or advertising of any kind as defined in 23 United States Code, Section 136, 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 Pioneer Crossing over and across the northerly boundary line of said tract of land.

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 Interstate 15 over and across the westerly 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 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 25th day of February, A.D. 20 20, by its Director of Right of Way.

STATE OF UTAH) UTAH DEPARTMENT OF TRANSPORTATION
) ss.
COUNTY OF SALT LAKE)

By *Charles R. Stormont*
Director of Right of Way

Charles R. Stormont On the date first above written personally appeared before me, *Charles R. Stormont*, 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.

Michael Deryl Davis
Notary Public

