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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
6/27/2019 1:48:00 PM
FEE \$40.00 Pgs: 3
DEP eCASH REC'D FOR LINCOLN TITLE INSUR

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

Quit Claim Deed

Davis County

Parcel No. 971:Q
Project No. SP-9999(807) & Ref: S-R 199(50)
Affecting Tax No. 11-087-0092
& 11-087-0095
PIN 4955 & Ref: 7318

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 CAPITAL REEF MANAGEMENT LLC, Grantee, at 498 N Kays Drive, Suite 230, Kaysville, County of Davis, State of Utah, Zip 84037, 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:

Two tracts of land being the northerly segments of parcels 971 and 972 in fee situate in the NW1/4NW1/4 of Section 31, Township 4 North, Range 1 West, Salt Lake Base and Meridian. The boundaries of said tract of land are described as follows:

Beginning at the Northwest corner of said entire tract, which point is 651.07 feet South 89°42'35" East along the section line from the Northwest corner of said Section 31; and running thence South 89°42'35" East 391.51 feet along the northerly boundary line of said entire tract; thence South 00°13'37" West 50.17 feet; thence North 89°46'23" West 391.57 feet to the westerly boundary line of said entire tract; thence North 00°17'25" East 50.60 feet along said westerly 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.

The above described tract of land contains 19,728 square feet in area or 0.435 acre.

(Note: Rotate above bearings 00°14'01" counterclockwise to equal Highway bearings).

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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 described property.

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.

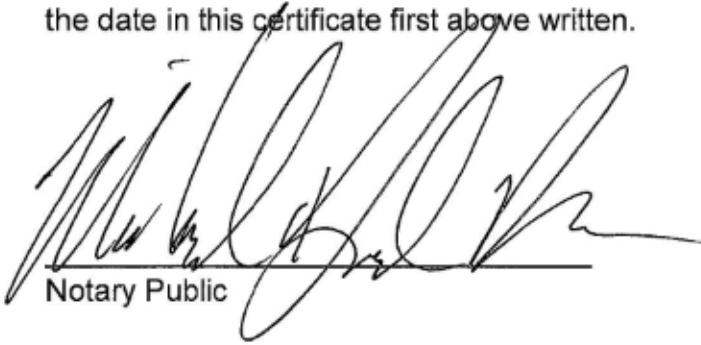
IN WITNESS WHEREOF, said UTAH DEPARTMENT OF TRANSPORTATION has caused this instrument to be executed this 27th day of June, A.D. 20 19, by its Director of Right of Way.

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

UTAH DEPARTMENT OF TRANSPORTATION
By Charles A Stormont
Director of Right of Way

On the date first above written personally appeared before me, Charles A 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.


Notary Public

