

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

Bureau of Reclamation
302 East 1850 South
Provo, Utah 84608-7317

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BK 7737 PG 1452

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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
04/13/2021 12:17 PM
FEE \$0.00 Pgs: 4
DEP RTT REC'D FOR UTAH DEPARTMENT
OF TRANSPORTAT

Warranty Deed (CONTROLLED ACCESS)

Davis County

Affecting Tax ID No. 12-047-0302
12-047-0273
12-047-0276
12-047-0277
12-047-0279
PIN No. 11268
Ref. PIN No.7318
Project No. S-R199(229)
Ref. Project No.S-R199(50)
Parcel No. R199:146: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 CONVEYS and WARRANTS to THE UNITED STATES OF AMERICA and its assigns, Grantee, acting pursuant to the Act of Congress of June 17, 1902 (32 Stat. 388), and acts amendatory thereof or supplementary thereto, particularly Section 14 of the Reclamation Project Act of 1939 (53 Stat. 1197), for the sum of One Dollar (\$1.00) and other good and valuable consideration, and other good and valuable considerations, the following described parcel of land in Davis County, State of Utah, to-wit:

A tract of land being part of the following Parcels R199:146:T, R199:147:T, R199:679:T and R199:682:T from UDOT Project No. S-R199(229) PIN No. 11268 and Parcel R199:924N:A from UDOT Project No. S-R199(50) PIN No. 7318, situate in the NW1/4 NE1/4 of Section 8, Township 4 North, Range 2 West, Salt Lake Base and Meridian. The boundaries of said tract of land are described as follows:

Beginning in existing southerly right of way line of 700 South Street, Syracuse Utah, which point is 421.73 feet S.89°32'42"E. along the Section line and 33.00 feet South from the North Quarter corner of said Section 8; and running thence S.89°32'42"E. 175.92 feet along said existing southerly right of way line; thence S.56°20'03"E. 133.63 feet; thence

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S.41°09'25"E. 542.91 feet; thence S.00°27'13"W. 475.82 feet to a point in the northeasterly boundary line of property conveyed to Syracuse City in Entry No. 2306231, Book 4367 at Page 664 as recorded in the Davis County Recorder's office; thence 122.44 feet N.40°20'39"W. (Record N.40°41'00"W.) along said northeasterly boundary line; thence N.00°27'13"E. 322.61 feet; thence N.41°09'25"W. 521.71 feet; thence N.56°20'03"W. 229.18 feet to a point designated as Point "A"; thence N.56°20'03"W. 25.69 feet; thence N.40°13'14"W. 6.23 feet to a point designated as Point "B"; thence N.40°13'14"W. 6.91 feet to the existing southerly right of way line of said 700 South Street and 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 105,472 square feet in area or 2.421 acres.

(Note: Above bearings equal Highway bearings unless otherwise noted)

This Warranty Deed is being executed to fulfill terms and conditions set forth in a certain Contract for Land Exchange and Relocation of Facility, Contract No. 21-LM-40-506840

The Grantors hereby acknowledge that they have been fully informed of their rights under the Uniform Relocation Assistance and Real Property Acquisition Act of 1970, as amended (84 Stat. 1904, 101 Stat. 255, 42 U.S.C. § 4651) to receive just compensation for the land herein deeded. Grantors hereby release Grantee, its successors and assigns, of all obligations to have an appraisal prepared to determine the amount of just compensation for land herein deeded, and hereby waive their right to receive monetary compensation.

Based on Reclamation's process knowledge of what occurred on the land described above, there is no hazardous substance, used, stored, released or otherwise present, and therefore there are no recognizable environmental conditions present.

Signs, Billboards, outdoor Advertising structures, or advertising of any kind as defined in 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 freeway over and across the westerly boundary line of said tract of land between said designated Point "A" and said designated Point "B".

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.

PIN No. 11268
Ref. PIN No.7318
Project No. S-R199(229)
Ref. Project No.S-R199(50)
Parcel No. R199:146:TAQ

ACKNOWLEDGEMENT OF UTAH DEPARTMENT OF TRANSPORTATION

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

By *Charles A. Stormont*
Charles A. Stormont, Director of Right of Way

On this 13th day of April, in the year 2021, before me personally appeared Charles A. Stormont, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me being duly sworn/affirmed, did say that he is the Director of Right of Way of the UTAH DEPARTMENT OF TRANSPORTATION.

[Signature]
Notary Public

