

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

MAIL TAX NOTICE TO:
U.S.B. PROPERTIES, LTD.
C/O J. PRESTON JENSEN
556 SOUTH 1200 EAST
BOUNTIFUL, UT 84010

E 2552784 B 5108 P 981-983
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
9/14/2010 3:08:00 PM
FEE \$14.00 Pgs: 3
DEP eCASH REC'D FOR FIRST AMERICAN TITLE

Quit Claim Deed
(CONTROLLED ACCESS)
Davis County

Parcel No. 0067:172:SAQ
Project No. SP-0067(1)0

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 U.S.B. PROPERTIES, LTD., Grantee, at BOUNTIFUL, County of DAVIS, State of UTAH, Zip 84010, for the sum of ~~TEN & 00/100 DOLLARS & OTHER GOOD & VALUABLE CONSIDERATION~~ ---Dollars, and other good and valuable considerations, the following described tract of land in Davis County, State of Utah, to-wit:

TAX I.D. 06-003-0030

A tract of land situate in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 1, T. 2 N., R. 1 W., S.L.B. & M. The boundaries of said tract of land are described as follows:

Beginning in the westerly right of way line of the existing Union Pacific Railroad, at the Southeast corner of said entire tract, which point is 253.038 m (830.18 ft.) N 0°00'11" W (deed of record N 0°04'35" W) along the east line of Section 1 and 26.091 m (85.60 ft.) N 89°57'31" W (deed of record West) from the Southeast corner of said Section 1 as monumented with a county Brass Cap; and running thence N 89°57'31" W (deed of record West) 123.020 m (403.61 ft.), more or less, along the southerly boundary line of said entire tract to the southeasterly right of way line of a highway known as Project No 0067; thence Northeasterly 156.635 m (513.89 ft.), more or less, along said southeasterly right of way line, along the arc of a 676.700 m (2,220.14 ft.) radius curve to the left (non-concentric curve to control line) to the northerly boundary line of said entire tract (Note: Chord to said curve bears N 24°58'15" E for a distance of 156.285 m (512.75 ft.)); thence S 89°57'31" E (deed of record S 89°56'56" E) 57.738 m (189.43 ft.), more or less, along said northerly boundary line to said westerly railroad right of way line;

Continued on Page 2

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thence S 0°16'53" W (deed of record S 0°14'29" W) 141.725 m (466.98 ft.), more or less, along said westerly railroad right of way line to the point of beginning. The above described tract of land contains 12,336.9 square meters (3.049 acres), more or less.

Subject to all matters which an accurate survey or a thorough physical inspection of the Property would disclose and all matters arising by, through or under Grantees or Grantees agents.

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 expressway 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.

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IN WITNESS WHEREOF, said UTAH DEPARTMENT OF TRANSPORTATION has caused this instrument to be executed this 7 day of June, A.D. 2010, 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



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