

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

E 3290237 B 7590 P 559-562
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
9/4/2020 10:12:00 AM
FEE \$40.00 Pgs: 4
DEP eCASH REC'D FOR METRO NATIONAL TITLE

Quit Claim Deed
(CONTROLLED ACCESS)
Davis County

Affecting Tax ID No. 14-055-0214,
14-055-0216, 14-055-0218
PIN No. 11477
Project No. S-0108(33)4
Parcel No. 0108:241:TAQ

74924

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 Gary M. Wright and Denise Wright, Trustees of the GMW Development, Inc. Defined Benefit Plan dated August 8, 2001, Grantee, at 1178 Legacy Crossing Blvd, Ste 100, Centerville, County of Davis, State of UT, Zip 84014, 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:

A tract of land in fee situate in the SE1/4 SE1/4 Section 33, Township 5 North, Range 2 West, Salt Lake Base and Meridian, in Davis County, Utah, more particularly described as follows:

Beginning at the Northeast corner of said tract which point is 295.00 feet NORTH along the section line and 85.00 feet WEST from the southeast corner of said Section 33, said point also being on the westerly highway right of way and no access line of SR-108 which falls 63 feet perpendicularly distant westerly from the right of way control line of said SR-108 (2000 West Street), opposite approximate Engineers Station 211+94.15; thence running South 225.00 feet along said westerly highway right of way and no access line of SR-108 to a point 63 feet perpendicularly distant westerly from the right of way control line of said SR-108 (2000 West Street), opposite approximate Engineers Station 209+69.15; thence

South 45°45'51" West 53.04 feet along said westerly highway right of way and no access line of SR-108 to the Northerly highway right of way and no access line of SR-107; thence West 20.00 feet along said northerly highway right of way and no access line of SR-107 to the westerly line of the Grantor's property; thence along the said westerly line of the Grantor's property the following three (3) courses: (1) North 170.00 feet; thence (2) West 90.00 feet; thence (3) North 92.00 feet to the north line of the Grantor's property; thence East 148.00 feet along said north line of the Grantor's property to the point of beginning.

The above described tract of land contains 0.5228 acres or 22,773 sq. ft. in area.

Parcel No. 241:E Reserving unto Grantor a Perpetual Easement 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 transmission lines, culinary and closed irrigation water facilities; and highway appurtenances including, but not limited to, slopes, street lighting facilities and traffic information signs. 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 part of an entire tract are described as follows:

A perpetual easement upon part of an entire tract of land situate in the SE1/4 SE1/4 Section 33, Township 5 North, Range 2 West, Salt Lake Base and Meridian, in Davis County, Utah, more particularly described as follows:

Beginning at the Northeast corner of said tract which point is 295.00 feet NORTH along the section line and 85.00 feet WEST from the southeast corner of said Section 33, said point also being on the westerly highway right of way and no access line of SR-108 which falls 63 feet perpendicularly distant westerly from the right of way control line of said SR-108 (2000 West Street), opposite approximate Engineers Station 211+94.15; thence running South 225.00 feet along said westerly highway right of way and no access line of SR-108 to a point 63 feet perpendicularly distant westerly from the right of way control line of said SR-108 (2000 West Street), opposite approximate Engineers Station 209+69.15; thence South 45°45'51" West 13.96 feet; thence North 234.74 feet to the north line of the Grantor's property; thence East 10.00 feet along the said north line of the Grantor's property to the point of beginning.

The above described tract of land contains 0.0528 acres or 2,299 sq. ft. in area.

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 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 [SR-108] over and across the [*Easterly*] boundary line of said tract of land as well as the adjoining [SR-107] over and across the [*Southerly*] 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.

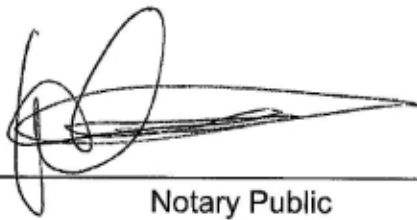
Junkyards, as defined in Title 23 United States Code, Section 136, shall not be established or maintained on the above described tracts of lands.

IN WITNESS WHEREOF, said UTAH DEPARTMENT OF TRANSPORTATION has caused this instrument to be executed this 3rd day of September, A.D. 20 20, by its Director of Right of Way.

STATE OF UTAH)
) ss. UTAH DEPARTMENT OF TRANSPORTATION
COUNTY OF SALT LAKE) By Charles A. Starmon
Director of Right of Way
Charles A. Starmon

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

