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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
3/10/2020 12:10:00 PM
FEE \$40.00 Pgs: 3
DEP eCASH REC'D FOR FIRST AMERICAN TITLE

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420
FATCO NCS-19-034 H

Quit Claim Deed

Davis County

Tax ID No. 12-086-0104
Parcel No. 0108:61:2Q
Project No. F-0108(24)4
PIN No. 4896

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 WDG KHC Syracuse, LLC, a Utah Limited Liability Company, Grantee, at 1178 West Legacy Crossing Blvd., Suite 100, 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 Davis County, State of Utah, to-wit:

A tract of land in fee, incident to the widening of the existing highway State Route 108 known as Project No. F-0108(24)4, being part of an entire tract of property, situate in the NW1/4NE1/4 of Section 15, Township 4 North, Range 2 West, Salt Lake Base and Meridian. The boundaries of said tract of land are described as follows:

Beginning in the southerly right of way line of said SR-108 at a point 55.00 feet perpendicularly distant southerly from the centerline of said project, said point of beginning also being 893.48 feet East (Record 884.82 feet) along the section line and 87.00 feet South from the North Quarter corner of said Section 15; and running thence South 309.00 feet; thence West 10.00 feet, more or less, to an occupied property line; thence North 309.00 feet along said occupied property line to said southerly highway right of way line; thence East 10.00 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 3,090 square feet in area or 0.071 acres.

Together with and subject to any and all easements, rights of way and restrictions appearing of record or enforceable in law and equity.

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.

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

Reserving Easement unto grantor a 10.00' wide perpetual easement along the north boundary line of said above described tract 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 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 Grantor's 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.

IN WITNESS WHEREOF, said UTAH DEPARTMENT OF TRANSPORTATION has caused this instrument to be executed this 10th day of March, A.D. 20 20, by its Director of Right of Way.

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

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

