

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

ENT 24162:2019 PG 1 of 3
Jeffery Smith
Utah County Recorder
2019 Mar 25 02:42 PM FEE 0.00 BY DA
RECORDED FOR Meridian Title Company
ELECTRONICALLY RECORDED

Quit Claim Deed
(CONTROLLED ACCESS)
Utah County

MTC #270662
Affecting Tax ID No. N/A
PIN No. 990010
Project No. I-15-6(1)275
Parcel No. 15-6:112:AQ

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 JD XIII, LLC, a Utah Limited Liability Company, Grantee, at 1450 West 1850 North, County of Utah, State of Utah, Zip 84043, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described tract of land in Utah County, State of Utah, to-wit:

A tract of land, being part of an entire tract of property situate in the NW1/4 SW1/4 of Section 5, Township 5 South, Range 1 East, S.L.B.&M. The boundaries of said tract of land are described as follows:

Beginning in the northerly right of way line of SR-89 (State Street) at a point 277.80 feet S.00°11'59"E. along the section line and 20.49 feet East from the West Quarter corner of said Section 5 and running thence; N.35°44'02"E. 15.00 feet; thence S.69°30'11"E. 292.22 feet; thence S.50°55'55"E. 98.29 feet; thence S.60°57'30"E. 20.78 feet more or less to a point in a northwesterly boundary line of a parcel recorded as Entry No. 35380:2014 in the office of the Utah County recorder; thence along said boundary line the following two (2) courses and distances; (1) N.81°30'37"W. 27.31 feet; thence (2) S.45°17'57"W. 80.03 feet more or less to the northeasterly highway right of way line of US-89 (State Street); thence along said highway right of way line N.45°00'00"W. 18.13 feet; thence N.54°15'58"W. 345.24 feet; along said highway right of way line to the point of beginning.

The above described tract of land contains 23,127 square feet in area or 0.531 acre, more or less.

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Reserving to said Grantor, their heirs and assigns, the right of ingress and egress across said property to access the storm drainage facility located northerly of the above described property.

Reserving to said Grantor a Perpetual Utility and Drainage easement over the entire above described tract of land.

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 highway or freeway over and across the northerly, southerly or westerly boundary lines 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 2nd day of January, A.D. 20 19, by its Director of Right of Way.

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

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

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

K. Plett
Notary Public

