

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

12913953
1/4/2019 2:35:00 PM \$14.00
Book - 10743 Pg - 8529-8531
ADAM GARDINER
Recorder, Salt Lake County, UT
VANGUARD TITLE INS AGCY
BY: eCASH, DEPUTY - EF 3 P.

Quit Claim Deed

Salt Lake County

Parcel No. 0173:084:TQ
Project No.S-0173(16)5
PIN: 8523
Affecting Tax No. 21-18-208-010

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 Ray VanderVaart, Grantee, at 10219 Whispering Sand Drive, South Jordan, County of Salt Lake, State of Utah, Zip 84009, for the sum of Ten (\$10.00), Dollars, and other good and valuable considerations, the following described tract of land in Salt Lake County, State of Utah, to-wit:

A tract of land, situate in the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 18, T. 2 S., R. 1 W., S.L.B. & M. The boundaries of said tract of land are described as follows:

Beginning at a point in the easterly boundary line of said entire tract 140.00 feet S.00°05'30"W. along the section line and 1,466.85 feet N.89°54'30"W. and 20.00 feet S.00°05'30"W. and 25.02 feet S.00°05'30"W. from the Northeast Corner of said Section 18, said point is also approximately 30.00 feet perpendicularly distant westerly from the control line of 4220 West Street of said project opposite engineer station 2+09.98; and running thence S.00°05'30"W. 79.98 feet along the westerly right of way line of the existing 4220 West Street to the southeast corner of said entire tract; thence N.89°54'30"W. 125.00 feet along said southerly boundary line; thence N.00°05'30"E. 99.98 feet to the southerly right of way line of 5400 South Street; thence along said southerly right of way line the following two (2) courses and distances; thence (1) S.89°54'30"E. 104.99 feet; thence (2) S.44°54'57"E. 28.29 feet to the point of beginning. The above described part of an entire tract of land contains 12,300 square feet or 0.282 acre in area, more or less.

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(Note: Rotate all bearings in the above description 00°18'00" clockwise to obtain highway bearings.)

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 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.

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

The above described tract of land is granted without access to or from the adjoining SR-173 (5415 South Street) over and across the northerly boundary line of said tract.

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 described property.

IN WITNESS WHEREOF, said UTAH DEPARTMENT OF TRANSPORTATION has caused this instrument to be executed this 2nd day of January, A.D. 2013 by its Director of Right of Way.

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

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

