

ENT 37813:2014 PG 1 of 4 JEFFERY SMITH UTAH COUNTY RECORDER 2014 Jun 04 1:05 PM FEE 0.00 BY EO RECORDED FOR UDOT

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

Quit Claim Deed

(CONTROLLED ACCESS)
Utah County

Tax ID No. 13-030-0071 Parcel No. R399:105:STAQ Project No. S-R399(42)

The UTAH DEPARTMENT OF TRANSPOR	RTATION, by its duly appointed Director of
Right of Way, Grantor, of Salt Lake City, Cou	inty of Salt Lake, State of Utah, hereby QUIT
CLAIMS to**	
Grantee, for the sum of <u>TEN (\$10.00)</u>	, Dollars, and other good and valuable

A tract of land situate in the Northeast Quarter of the Northeast Quarter of Section 19, Township 5 South, Range 1 East, Salt Lake Base and Meridian. The boundaries of said tract of land are described as follows:

Beginning at the intersection of the grantors easterly property line and the northerly highway right of way and limited access line of Pioneer Crossing which is 521.97 feet South 00°04'58" West along the section line and 337.86 feet WEST from the Northeast corner of said Section 19; thence North 72°27'46" West 353.04 feet along said highway right of way and limited access line of Pioneer Crossing to the grantors westerly property line; thence NORTH 43.43 feet along said grantors westerly property line to the grantors northerly property line; thence North 88°54'00" East 337.51 feet along said grantors northerly property line to the grantors easterly property line; thence South 00°18'00" West 156.29 feet along said grantors easterly property line 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 part of an entire tract contains 33,677 square feet or 0.773 acres.

**Darrel Grange and Marede Grange, as to an undivided 1/2 Interest, and Rodger Grange and Rhonda Grange, Trustees of the Rodger and Rhonda Grange Family Living Trust, dated March 17, 2008, as to an Undivided 1/2 Interest

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Together with rights of ingress and egress to the perpetual easement heretofore reserved by grantors being 24 feet wide North of and adjacent to the northerly boundary line of the HWY R/W and L/A line, being the southerly boundary line of the above described property, also with an easement for the construction and maintenance of any irrigation ditch within the South 7 feet of said perpetual easement.

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 principle 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 the 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.

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

The above described tract of land is granted without access to or from the adjoining highway over and across the south line of the above described tract, being the north right of way and limited access line of said PIONEER CROSSING.

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

Parcel 105:E

Reserving therefrom unto grantor a perpetual easement, upon a part of an entire tract of property, situated in the Northeast Quarter of the Northeast Quarter of Section 19, Township 5 South, Range 1 East, Salt Lake Base and Meridian for the purpose of constructing and maintaining thereon public utilities and appurtenant parts thereof to facilitate the construction of an expressway known as Project No. S-R399(42) also known as Pioneer Crossing, 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, and includes and reserves unto grantor all rights to change the vertical distance or grade of

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said cut and/or fill slopes. The easement shall run with the Real Property and shall be binding upon the Grantee and the Grantee's successors, heirs and assigns.. Said easement more particularly described as follows:

Beginning at the intersection of the grantors easterly property line and the northerly highway right of way and limited access line of Pioneer Crossing which is 521.97 feet South 00°04'58" West along the section line and 337.86 feet WEST from the Northeast corner of said Section 19; thence North 72°27'46" West 353.04 feet along said highway right of way and limited access line of Pioneer crossing to the grantors westerly property line; thence NORTH 31.46 feet along said grantors westerly property line; thence South 72°27'46" East 353.21 feet to the grantors easterly property line; thence South 00°18'00" West 31.41 feet along said grantors easterly property line to the point of beginning as shown on the official map on file in the office of the Utah Department of Transportation.

The above described part of an entire tract contains 10,593 square feet or 0.243 acres

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IN WITNESS WHEREOF, said UTAH DEPARTMENT OF TRANSPORTATION has caused this instrument to be executed this <u>Caru</u> day of <u>Map CU</u>, A.D. 20 <u>H</u>, by its Director of Right of Way.

STATE OF UTAH) ss.
COUNTY OF SALT LAKE)

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.

Notary Public