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BK 6420 PG 75

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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
12/28/2015 9:49:00 AM
FEE \$14.00 Pgs: 3
DEP eCASH REC'D FOR FIRST AMERICAN TITL

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)
Davis County

Parcel No. 15-8:03:STAQ
Project No. S-15-8(211)332
Affecting Tax ID. No. 11-061-0222

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 North Utah Holdings, LLC., Grantee, at 3651 N. 100 E. #125 Provo, County of Utah, State of Utah, Zip 84604, for the sum of Ten Dollars (\$10.00), and other good and valuable considerations, the following described tract of land in Davis County, State of Utah, to-wit:

A tract of land located in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ and the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 28, T. 4 N., R. 1 W., S.L.B. & M., the boundary lines are further described as follows:

Beginning at the southeast corner of said tract at a point which is 1354.34 ft. S. 0°21'37" W. along the Quarter Section line and 701.85 ft. West from the North Quarter Corner of said Section 28; and running thence N. 85°20'00" W. 354.58 ft.; thence N. 27°39'34" W. 53.47 ft.; thence S. 64°21'06" W. 94.90 ft.; thence N. 26°31'08" W. 109.71 ft.; thence N. 65°44'13" E. 113.79 ft.; thence S. 25°30'24" E. 33.19 ft.; thence S. 86°41'35" E. 387.14 ft. to a point in the westerly Right of Way and No Access line of highway known as I-15; thence along said westerly Right of Way and No Access line the following two (2) courses: 1) S. 5°23'51" E. 102.62 ft.; 2) Southerly 25.73 ft. along the arc of a 86.00 ft. radius curve to the right (Note: Chord to said curve bears S. 3°10'21" W. for a distance of 25.64 ft.) to the point of beginning. The above described tract of land contains 57,758 square feet or 1.326 acres.

Subject to a perpetual easement in favor of Utah Department of Transportation for access to and maintenance a retaining wall, drainage facilities and other highway facilities recorded on 12/20/2015, as Entry 2912267, Book 6420, and Page 9-10, in the office of the Davis County Recorder.

Subject to a perpetual easement for underground utilities in favor of Utah Department of Transportation recorded on 12/29/15, as Entry 2912268, Book 6420, and Page 11-12, in the office of the Davis County Recorder.

Subject to a perpetual easement in favor of Rocky Mountain Power, their heirs and assigns, for two (2) power poles with guy wires and anchors, and an aerial easement for power lines recorded on 12/29/15, as Entry 2912269, Book 6420, and Page 13-14, in the office of the Davis County Recorder.

Subject to a perpetual easement in favor of Qwest Corporation, their heirs and assigns, for two (2) power poles with guy wires and anchors, and an aerial easement for communication lines recorded on 12/29/15, as Entry 2912270, Book 6420, and Page 15-16, in the office of the Davis County Recorder.

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 freeway over and across the easterly 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 ^{22ND} day of ~~DECEMBER~~, A.D. 20 15, by its Director of Right of Way.

STATE OF UTAH) UTAH DEPARTMENT OF TRANSPORTATION
) ss.
COUNTY OF SALT LAKE) By [Signature]
 Director of Right of Way

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

[Signature]
Notary Public

