

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. 15-8:02:STAQ
Project No. S-15-8(211)332
Affecting Tax ID. No. 11-061-0182

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 Layton Surplus, a Utah limited liability company, Grantee, at 3651 North 100 east #125, Provo, County of Utah, State of 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 $\frac{1}{4}$ 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 S. 85°57'42" W. 327.02 ft. along the Right of Way and No Access line of 750 South Street; thence N. 27°39'34" W. 58.57 ft.; thence S. 85°20'00" E. 354.58 ft. to the point of beginning. The above described tract of land contains 8,774 square feet or 0.201 acre.

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 March 13, 2019, as Entry 3147889, Book 7218, and Page 429, in the office of the Davis County Recorder.

Subject to a perpetual easement in favor of Rocky Mountain Power, their heirs and assigns, for an aerial easement for power lines recorded on March 13, 2019, as Entry 3147890, Book 7218, and Page 431, in the office of the Davis County Recorder.

Subject to an easement and lease for a cell tower and access as recorded in that Memorandum of Lease recorded on 24 Jun 2010, as Entry 2536007, Book 5053, and Page 354, 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 southerly 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.

