

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



W2670895

EH 2670895 PG 1 OF 3
ERNEST D ROWLEY, WEBER COUNTY RECORDER
08-JAN-14 1103 AM FEE \$1.00 DEP SPY
REC FOR: UTAH DEPT. OF TRANSPORTATION

D-50411
Quit Claim Deed
(CONTROLLED ACCESS)
Weber County

Affecting Tax ID No. 08-022-0072
Parcel No. 0079:25:SAQ
Project No. STP-0079(2)0

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 ** (see below for grantee), Grantee, at P.O. Box 2000, Layton, County of DAVIS, State of UT, Zip 84041, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described tract of land in Weber County, State of Utah, to-wit:

A tract of land, situate in the NE1/4 SW1/4 of Section 2, in T. 5 N., R. 2 W., S. L. B. & M. The boundaries of said tract of land are described as follows:

Beginning at the intersection of the southeasterly highway right of way line of State Route 108 and the East-West Quarter Section line of said Section 2, which point is 1,529.64 feet S. 89°14'41" E. along said Quarter Section line from the West Quarter corner of said Section 2; and running thence S. 89°14'41" E. 1,130.50 feet along said Quarter Section line to the North-South Quarter Section line of said Section 2; thence S. 0°27'13" W. 58.37 feet to the northerly highway right of way and limited-access line of State Route 79; thence along said northerly highway right of way and limited-access line of said SR-79 the following five (5) courses and distances: (1) S. 77°38'44" W. 206.47 feet; (2) S. 86°00'00" W. 513.23 feet to a point of tangency with a 778.00-foot radius curve to the right; (3) Westerly 391.52 feet along the arc of said curve (Note: Chord to said curve bears N. 79°35'00" W. for a distance of 387.40 feet); (4) N. 65°10'00" W. 57.57 feet; (5) N. 10°10'00" W. 36.08 feet to said SR-108 southeasterly highway right of way and limited-access line; thence N. 44°50'00" E. 33.14 feet along said SR-108 southeasterly highway right of way and limited-access line to the point of beginning. The above described tract of land contains 135,217 square feet in area or 3.10 acres.

**** Evergreen Holdings, LLC as to an undivided 50% interest and
Claradon V, LLC as to an undivided 50% interest**

Continued on Page 2
UDOT RW-05UDA (12-01-03)

Parcel No. 0079:25:SAQ
Project No. STP-0079(2)0

RESERVING, 20 feet in width perpetual easement unto the Grantor, its successors and assigns, for the purpose of constructing, reconstructing and maintaining thereon public utilities and appurtenant parts thereof including, but not limited to ATMS Fiber Optic conduit, electrical service transmission lines and cut and/or fill slopes in the same grade and slope ratio as constructed by UDOT. Said perpetual easement located 20 feet adjoining southeasterly of said northwesterly boundary line being the southeasterly right of way line of SR-108.

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 northerly SR-79 right of way over and across the southerly boundary line of said tract of land. Also above described tract of land is granted without access to or from the adjoining southeasterly SR-108 right of way over and across the northwesterly 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.

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IN WITNESS WHEREOF, said UTAH DEPARTMENT OF TRANSPORTATION has caused this instrument to be executed this 7TH day of JAN, A.D. 2014, by its Director of Right of Way.

STATE OF UTAH)	UTAH DEPARTMENT OF TRANSPORTATION
) ss.	<u>[Signature]</u>
COUNTY OF SALT LAKE)	By <u>[Signature]</u> DEP. Director of Right of Way

On the date first above written personally appeared before me, JAMES OLSCHESKI, who, being by me duly sworn, did say that he is the DEP. 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