

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

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03/06/2018 04:00 PM \$0.00
Book - 10653 Pg - 2005-2007
ADAM GARDINER
RECORDER, SALT LAKE COUNTY, UTAH
FOUNDERS TITLE
746 WINCHESTER ST STE 100
SLC UT 84107
BY: NDP, DEPUTY - WI 3 P.

Quit Claim Deed

Salt Lake County

Affecting Tax ID No. 27-01-251-033
PIN No. 990010
Project No. SP-15-7(104)297
Parcel No. 15-7:17:SQ

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 Miller Family Real Estate L.L.C., Grantee, at 9350 South 150 East, Suite 1000, County of Salt Lake, State of Utah, Zip 84070, 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 SW1/4NE1/4 of Section 1, T.3 S., R.1 W., S.L.B.& M. The boundaries of said tract of land are described as follows:

Beginning at a point which is 24.40 feet East along the quarter section line and 690.61 feet (210.638 meters (691.07 feet) by record) N.00°10'04"W. and 299.60 feet (91.130 meters (298.98 feet) by record) East from the Southwest Corner of the Northeast Quarter of said Section 1 (Note: said Southwest Corner of the Northeast Quarter bears 2645.68 feet S.00°02'53"W. along the quarter section line from the North Quarter Corner of said Secion 1); and running thence S.00°15'12"W. (S.00°13'06"W. by record) 61.33 feet along the easterly right of way line of the existing 240 West Street; thence N.25°55'09"W. (N.26°04'44"W. by record) 111.69 feet; thence N.26°08'32"E. 24.98 feet to the beginning of a 523.11-foot radius non-tangent curve to the left (Note: center bears N.27°59'38"E.) and an extension of the southerly right of way line of the existing 8930 South Street; thence easterly along the arc of said curve 256.47 feet

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through a delta of 28°05'26" (Note: chord to said curve bears S.76°03'04"E. for a distance of 253.91 feet) along said existing southerly right of way line and said extension; thence S.89°54'13"W. 208.33 feet (S.89°53'00"W. 63.505 meters (208.35 feet) by record) 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 tract of land contains 6,039 square feet or 0.139 acre in area, more or less.

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 described property.

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 13th day of February, A.D. 2018 by its Director of Right of Way.

STATE OF UTAH) UTAH DEPARTMENT OF TRANSPORTATION
) ss.
COUNTY OF SALT LAKE) By [Signature]

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

