

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

12728970
03/06/2018 04:00 PM \$0.00
Book - 10653 Pg - 2008-2010
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
(CONTROLLED ACCESS)
Salt Lake County

Affecting Tax ID No.	Not Taxed
PIN No.	990010
Project No.	I-15-7(3)289
Parcel No.	15-7:466B:AQ

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 84079, 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.3S., R.1W., S.L.B.&M. The boundaries of said tract of land are described as follows:

Beginning at a point which is 729.96 feet North along the quarter section line and 272.28 feet East from the Center Quarter Corner of said Section 1 (Note: said Center Quarter Corner bears 2,645.68 feet South along the quarter section line from the North Quarter Corner of said Section 1), said point is 112.87 feet perpendicularly distant northeasterly from the control line of said project opposite engineer station 209+11.06; and running thence S.25°58'02"E. (S.26°04'44"E. by record) 111.69 feet to a point in the easterly right of way line of the existing 240 West Street; thence continuing along said bearing and along said easterly right of way line 176.20 feet to the beginning of a 766.20-foot radius curve to the right; thence southeasterly along said right of way line and the arc of said curve 113.01 feet through a delta of 8°27'02" (Note: chord to said curve bears S.21°44'31"E. for a distance of 112.90 feet); thence S.89°51'58"W.

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41.72 feet to the easterly right of way and no-access line of I-15; thence along said right of way and no-access line the following three (3) courses: (1) N.27°08'52"W. 15.13 feet; (2) thence N.26°30'18"W. 223.60 feet; (3) thence N.29°56'19"W. 118.59 feet; thence N.62°51'46"E. 31.14 feet to the beginning of a 30.00-foot radius non-tangent curve to the right (Note: center bears N.86°42'50"E.); thence northerly along the arc of said curve 15.38 feet through a delta of 29°22'49" (Note: chord to said curve bears N.11°24'14"E. for a distance of 15.22 feet) N.26°05'39"E. 20.44 feet 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 18,022 square feet or 0.414 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 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 southwesterly 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 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]
 Director of Right-of-Way

Lyle McMillan 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.

[Signature]
Notary Public

