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11/3/2020 9:01:00 AM \$40.00  
Book - 11053 Pg - 1564-1568  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
FIRST AMERICAN TITLE  
BY: eCASH, DEPUTY - EF 5 P.

Recording Requested by:  
First American Title Insurance Company  
10808 S River Front Pkwy, Ste 175  
South Jordan, UT 84095  
(801)576-8400

MAIL TAX NOTICES TO AND  
AFTER RECORDING RETURN TO:  
Interim Capital LLC  
9582 South Willow Trail Way  
South Jordan, Utah 84095

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

## QUITCLAIM DEED

(CORPORATE FORM)

Escrow No. **390-6012563 (VL)**  
A.P.N.: **27-01-251-055: 27-01-251-054: 27-01-251-053: 27-01-251-052**

**R.O.A. General, Inc., a Utah corporation (doing business in its own name and as Reagan Outdoor Advertising, Inc.; Reagan Outdoor Advertising; The Reagan Outdoor Advertising Co.; Reagan National Advertising, Inc.,; Reagan National Advertising and as successor in interest to Galaxy Outdoor Advertising, Inc. (aka Galaxy Outdoor Advertising) Galaxy Sign Co., Inc.; The Harry R. Packer Company, Preston W. Parkinson dba Parkinson Advertising Company; Screen Craft Outdoor Advertising, Inc., (AKA Screen Craft advertising, Inc.) a Utah corporation and Snarr Advertising Inc., an Idaho corporation) as Lessee, a corporation organized and existing under the laws of the State of Utah, with its principal office at 1775 N Warm Springs Rd, Salt Lake City Utah, Grantor, of County of Salt Lake, State of Utah, grantor, hereby QUITCLAIMS to Utah Department of Transportation, Grantee, of Salt Lake City County of Salt Lake, State of Utah, for the sum of DOLLARS (ten \$ 10.00), the following described tract of land in Salt Lake County, State of Utah:**

**THIS QUIT CLAIM DEED IS GIVEN FOR THE PURPOSE OF PARTIALLY RELEASING THE FOLLOWING**

**An unrecorded Lease dated March 31, 1980 by and between Pioneer Dodge Center, as Lessor, and R.O.A. General, Inc., a Utah corporation (doing business in its own name and as Reagan Outdoor Advertising, Inc.; Reagan Outdoor Advertising; The Reagan Outdoor Advertising Co.; Reagan National Advertising, Inc.; Reagan National Advertising, and as successor in interest to Galaxy Outdoor Advertising, Inc. (aka Galaxy Outdoor Advertising), Galaxy Sign Co., Inc.; The Harry R. Packer Company, Preston W. Parkinson dba Parkinson Advertising Company; Screen Craft Outdoor Advertising, Inc. (aka Screen Craft Advertising, Inc.), a Utah corporation; and Snarr Advertising, Inc., an Idaho**

corporation), as Lessee, as disclosed by Collateral Assignment of Leases and Licenses (and Fixture Filing) recorded April 08, 1992 as Entry No. 5232826 in Book 6438 at Page 2560 of Official Records.

**AS TO THE FOLLOWING DESCRIBED PROPERTY:**

**PARCEL 1:**

**A PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, INCIDENT TO THE WIDENING OF I-15, KNOWN AS PROJECT NO S-I15-7(341)295. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:**

**BEGINNING IN THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF HARRISON STREET AT THE NORTHWEST CORNER OF SAID ENTIRE TRACT, WHICH POINT IS 751.12 FEET NORTH 00°16'30" EAST ALONG THE QUARTER SECTION LINE AND 283.28 FEET EAST FROM THE CENTER QUARTER CORNER OF SAID SECTION 1; AND RUNNING THENCE ALONG SAID EXISTING SOUTHERLY RIGHT OF WAY LINE OF HARRISON STREET 10.56 FEET SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 523.11 FEET, CHORD BEARS SOUTH 62°19'35" EAST 10.56 FEET TO A POINT 324.53 FEET RADIALLY DISTANT EASTERLY FROM THE RIGHT OF WAY CONTROL LINE OF SAID PROJECT, OPPOSITE APPROXIMATE ENGINEERS STATION 1256+09.40, THENCE SOUTH 13°47'49" WEST 54.12 FEET TO THE POINT OF TANGENCY OF A CURVE TO THE LEFT WITH A RADIUS OF 175.00 FEET AT A POINT 298.43 FEET RADIALLY DISTANT EASTERLY FROM THE RIGHT OF WAY CONTROL LINE OF SAID PROJECT, OPPOSITE ENGINEERS STATION 1255+64.44; THENCE SOUTHERLY ALONG SAID CURVE WITH AN ARC LENGTH OF 122.31 FEET, CHORD BEARS SOUTH 06°13'30" EAST 119.83 FEET TO THE EXISTING HIGHWAY RIGHT OF WAY AND NO-ACCESS LINE OF SAID I-15 AT A POINT 281.70 FEET RADIALLY DISTANT EASTERLY FROM THE RIGHT OF WAY CONTROL LINE OF SAID PROJECT, OPPOSITE APPROXIMATE ENGINEERS STATION 1254+51.50; THENCE ALONG SAID EXISTING HIGHWAY RIGHT OF WAY AND NO-ACCESS LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) NORTH 26°14'50" WEST 4.20 FEET; (2) THENCE NORTH 29°40'51" WEST 118.65 FEET TO THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE NORTH 63°07'14" EAST 31.29 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 29.96 FEET; THENCE NORTHERLY ALONG SAID CURVE WITH AN ARC LENGTH OF 15.39 FEET, CHORD BEARS NORTH 11°39'42" EAST 15.22 FEET; THENCE NORTH 26°22'42" EAST 45.42 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.**

**PARCEL 2:**

**A TEMPORARY EASEMENT UPON PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF**

**SECTION 1, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, UTAH. THE BOUNDARIES OF SAID PART OF AN ENTIRE TRACT ARE DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE INTERSECTION OF THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF HARRISON STREET AND THE EASTERLY HIGHWAY RIGHT OF WAY AND NO-ACCESS LINE OF SAID PROJECT AT A POINT 324.53 FEET RADIALLY DISTANT EASTERLY FROM THE RIGHT OF WAY CONTROL LINE OF SAID PROJECT, OPPOSITE APPROXIMATE ENGINEERS STATION 1256+09.40, WHICH POINT IS 751.12 FEET NORTH 00°16'30" EAST ALONG THE QUARTER SECTION LINE AND 283.28 FEET EAST AND 10.56 FEET SOUTH 62°19'35" EAST FROM THE CENTER QUARTER CORNER OF SAID SECTION 1; AND RUNNING THENCE ALONG SAID EXISTING SOUTHERLY RIGHT OF WAY LINE OF HARRISON STREET 15.36 FEET SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 523.11 FEET, CHORD BEARS SOUTH 63°44'47" EAST 15.36 FEET TO A POINT 336.04 FEET RADIALLY DISTANT EASTERLY FROM THE RIGHT OF WAY CONTROL LINE OF SAID PROJECT, OPPOSITE APPROXIMATE ENGINEERS STATION 1255+99.79, THENCE SOUTH 13°47'49" WEST 50.81 FEET TO THE POINT OF TANGENCY OF A CURVE TO THE LEFT WITH A RADIUS OF 160.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE WITH AN ARC LENGTH OF 81.38 FEET, CHORD BEARS SOUTH 00°46'28" EAST 80.51 FEET; THENCE SOUTH 15°20'46" EAST 94.58 FEET; TO THE EXISTING HIGHWAY RIGHT OF WAY AND NO-ACCESS LINE OF SAID I-15 AT A POINT 295.63 FEET RADIALLY DISTANT EASTERLY FROM THE RIGHT OF WAY CONTROL LINE OF SAID PROJECT, OPPOSITE APPROXIMATE ENGINEERS STATION 1253+93.38; THENCE NORTH 26°14'50" WEST 62.62 FEET TO THE HIGHWAY RIGHT OF WAY AND NO-ACCESS LINE OF SAID PROJECT AT THE POINT OF TANGENCY OF A CURVE TO THE RIGHT WITH A RADIUS OF 175.00 FEET; THENCE NORTHERLY ALONG SAID CURVE WITH AN ARC LENGTH OF 122.31 FEET, CHORD BEARS NORTH 06°13'30" WEST 119.84 FEET; THENCE NORTH 13°47'49" EAST 54.12 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.**

**PARCEL 3:**

**INTENTINALLY DELETED**

**PARCEL 4:**

**A PERPETUAL UTILITY EASEMENT SITUATE IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, UTAH. THE BOUNDARIES OF SAID PART OF AN ENTIRE TRACT ARE DESCRIBED AS FOLLOWS:**

**BEGINNING IN THE EXISTING HIGHWAY RIGHT OF WAY AND NO-ACCESS LINE OF SAID I-15 AT A POINT 337.98 FEET RADIALLY DISTANT EASTERLY FROM THE RIGHT OF WAY CONTROL LINE OF PROJECT NO. S-I15-7(341)295, OPPOSITE APPROXIMATE ENGINEERS STATION 1252+32.58, WHICH POINT IS 361.59 FEET NORTH 00°16'30" EAST ALONG THE SECTION LINE AND 399.81 FEET EAST FROM**

THE CENTER OF SAID SECTION 1; AND RUNNING THENCE NORTH 85°16'17" EAST 52.82 FEET TO A POINT 390.44 FEET RADIALLY DISTANT EASTERLY FROM THE RIGHT OF WAY CONTROL LINE OF SAID PROJECT, OPPOSITE APPROXIMATE ENGINEERS STATION 1252+26.76; THENCE SOUTH 04°43'43" EAST 10.00 FEET TO A POINT 389.28 RADIALLY DISTANT EASTERLY FROM THE RIGHT OF WAY CONTROL LINE OF SAID PROJECT, OPPOSITE APPROXIMATE ENGINEERS STATION 1252+17.46, THENCE SOUTH 85°16'17" WEST 48.76 FEET TO SAID EXISTING HIGHWAY RIGHT OF WAY AND NO-ACCESS LINE; THENCE NORTH 26°52'22" WEST 10.80 FEET ALONG SAID EXISTING HIGHWAY RIGHT OF WAY AND NO-ACCESS LINE 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.

**PARCEL 5:**

A PERPETUAL EASEMENT UPON PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, UTAH. THE BOUNDARIES OF SAID PERPETUAL EASEMENT ARE DESCRIBED AS FOLLOWS:

BEGINNING IN THE EXISTING EASTERLY HIGHWAY RIGHT OF WAY AND NO-ACCESS LINE OF SAID I-15 AT A POINT 309.45 FEET RADIALLY DISTANT EASTERLY FROM THE RIGHT OF WAY CONTROL LINE OF SAID PROJECT, OPPOSITE APPROXIMATE ENGINEERS STATION 1253+38.33; WHICH POINT IS 464.92 FEET NORTH 00°16'30" EAST ALONG THE SECTION LINE AND 348.14 FEET EAST FROM THE CENTER OF SAID SECTION 1; AND RUNNING THENCE NORTH 26°14'50" WEST 122.20 FEET ALONG SAID EXISTING EASTERLY HIGHWAY RIGHT OF WAY AND NO-ACCESS LINE TO THE POINT OF TANGENCY OF A CURVE TO THE RIGHT WITH A RADIUS OF 175.24 FEET; THENCE NORTHERLY ALONG SAID CURVE WITH AN ARC LENGTH OF 126.90 FEET, CHORD BEARS NORTH 05°30'08" WEST 124.14 FEET TO A POINT 300.62 FEET RADIALLY DISTANT EASTERLY FROM THE RIGHT OF WAY CONTROL LINE OF SAID PROJECT, OPPOSITE ENGINEERS STATION 1255+68.25; THENCE SOUTH 15°47'32" EAST 242.32 FEET TO A POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

**In all other respects said unrecorded lease will remain in full force and effect against the remainder of the property.**

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under resolution duly adopted by the Board of Directors of the Grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the Grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 23 day of October, 2020.

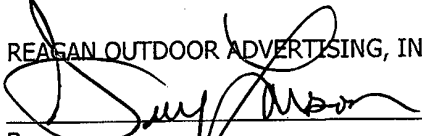


A.P.N.: 27-01-251-055

Quitclaim Deed - continued

File No.: 390-6012563 (VL)

Date: October 22, 2020

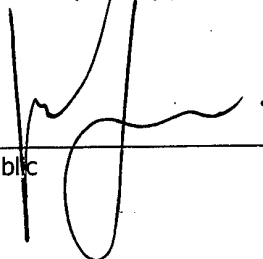
REAGAN OUTDOOR ADVERTISING, INC  
  
 By: Guy Larson  
 Real Estate Manager

STATE OF UTAH )  
 County of SALT LAKE ) ss.

On OCT 23, 2020, before me, the undersigned Notary Public, personally appeared Guy Larson, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:

  
 \_\_\_\_\_  
 Notary Public

