

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

13821865
11/12/2021 11:31:00 AM \$40.00
Book - 11267 Pg - 9592-9593
RASHELLE HOBBS
Recorder, Salt Lake County, UT
METRO NATIONAL TITLE
BY: eCASH, DEPUTY - EF 2 P.

Quit Claim Deed

Salt Lake County

MNT # 84890
Affecting Tax ID No. 21-15-351-045
Parcel No. 0068:4:ST4Q
Project No. F-0068(49)1

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 TYC Investments, LLC., a Utah limited liability company, Grantee, at 10508 S. Crest Haven Ct., County of Salt Lake, State of Utah, Zip 84095, for the sum of \$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 parcel of land, being part of an entire tract of property situate in the SW1/4SW1/4 of Section 15, T. 2 S, R. 1 W, S.L.B. & M. The boundary of said parcel of land is described as follows:

Beginning at a point which is 1392.19 ft. N. 89°55'57" W. along the south line of said SW1/4 of Section 15 and 51.16 ft. N. 00°04'03" E. from the South Quarter corner of said Section 15; and running thence N. 89°55'57" W., 63.44 ft.; thence N. 03°06'07" E., 2.43 ft.; thence S 89°12'49" W., 3.02 ft.; thence S. 03°06'07" W., 2.38 ft.; thence N. 89°55'57" W., 17.11 ft.; thence S. 88°03'36" W., 102.11 ft.; thence N. 45°58'12" W., 17.32 ft.; thence N. 00°00'00" E., 123.27 ft.; thence N. 52°14'48" E., 31.02 ft.; thence S. 89°56'35" E., 83.28 ft. to a point on a 329.00 ft. radius curve to the right (Note: radius bears S. 00°03'25" W.); and running thence southeasterly 59.78 ft. along the arc of said curve; thence S. 79°31'56" E., 31.21 ft.; thence S. 00°03'04" E., 139.72 ft. to the point of beginning.

The above described parcel of land contains 29,409 square feet in area or 0.675 acres, more or less.

(Note: All bearings and distances based upon a local system at ground, International Feet; based upon a Utah Department of Transportation Control Diagram for Federal Aid Project F-0068(49)1; SR-68 Redwood Rd and 6200 So St. Intersection Improvements; prepared by Meridian Engineering & dated April 13, 2009)

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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 23 United States Code, Section 136, shall not be established or maintained on the above described tracts of lands.

IN WITNESS WHEREOF, said UTAH DEPARTMENT OF TRANSPORTATION has caused this instrument to be executed this 25th day of October, A.D. 2021, by its Director of Right of Way.

STATE OF UTAH) UTAH DEPARTMENT OF TRANSPORTATION
) ss.
COUNTY OF) By Charles A. Stormont
 Charles A. Stormont, Director of Right of Way

On the date first above written personally appeared before me, Charles A. Stormont, 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

