

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right-of-Way, Fourth Floor
4501 South 2700 West
Box 148420
Salt Lake City, Utah 84114-8420

14042095 B: 11385 P: 3808 Total Pages: 5
11/14/2022 04:14 PM By: tball Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120 SALT LAKE CITY, UT 84121

Quit Claim Deed

Salt Lake County

Tax ID No. 16-35-481-007

PIN 990200

Project No. IR-215-9(83)4

Parcel No. 215-9:5:T3Q

163776-MUP

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 BAM 4074, LLC, Grantee, at 3785 South 700 East, County of Salt Lake, State of Utah, 84106, 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 property situate in the SE1/4 SE1/4 of Section 35, Township 1 South, Range 1 East, Salt Lake Base and Meridian. The boundary of said tract of land is described as follows:

Beginning in the northerly line of said SE1/4 SE1/4 at a point which is 280.00 feet West from the northeast corner of said SE1/4 SE1/4; and running thence S.00°13'44"W. 575.73 feet; thence southerly 297.50 feet along the arc of a 1,629.86-foot radius non-tangent curve to the right (Note: Chord to said curve bears S.05°38'22"W. for a distance of 297.08 feet, central angle = 10°27'29"); thence N.02°10'03"E. 295.95 feet; thence N.00°13'44"E. 575.63 feet to said northerly line of said SE1/4 SE1/4; thence East 18.00 feet along said northerly line to the point of beginning. The above described tract of land contains 14,368 sq. ft. or 0.330 acre.

SUBJECT TO AND TOGETHER WITH an Access and Use Agreement entered into between the Grantor and 1010 Sterling, LLC as recorded on 12 February 2016 as Entry No. 12221774, in Book 10402, Pages 7382-7387 on file in the office of the Salt Lake County Recorder. The above agreement “shall be binding upon and inure to the benefit of the successors and assigns of the Parties”.

SUBJECT TO AND TOGETHER WITH a Right of Way Agreement entered into between the Grantor and The Metropolitan Water District of Salt Lake and Sandy (MWDSL) as recorded on 16 March 2011, as Entry No. 11150701, in Book 9911, Pages 7315-7319, on file in the office of the Salt Lake County Recorder.

Signs, Billboards, outdoor Advertising structures, or advertising of any kind as defined in 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 this tract.

Continued on Page 3

RESERVING TO THE GRANTOR AND ITS SUCCESSORS AND ASSIGNS the following Perpetual Easement:

Parcel 5:T2E

A perpetual easement for the purpose of maintaining, repairing and replacing thereon an underground distribution electrical power line and appurtenant parts thereof. Together with the necessary access over and across the above described tract of land necessary for said maintenance, which access shall be to or from the existing Wasatch Boulevard. The said perpetual easement shall be 10 feet wide, being 5 feet on each side of the following described line:

Beginning at a point in the northerly boundary line of the above described tract of land, which point is 291.74 feet West from the northeast corner of said SE1/4 SE1/4; and running thence S.00°13'44"W. 576.46 feet; thence S.02°01'25"W. 245.05 feet to the southerly boundary line of the above described tract, the sidelines of said perpetual easement to be extended or shortened to terminate at the boundary lines of said entire tract.

Continued on Page 4

STATE OF Utah) UTAH DEPARTMENT OF TRANSPORTATION

) ss.

COUNTY OF Salt Lake) By Charles A. Stormont
Charles A. Stormont, Director of Right-of-Way

On this 10th day of October, in the year 2022, before me personally appeared Charles A. Stormont, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me being duly sworn/affirmed, did say that he is the Director of Right-of-Way of the Utah Department of Transportation.

[Signature]
Notary Public



