

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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06/01/2023 08:21 AM By: CSelman Fees: \$0.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.  
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

## Quit Claim Deed

(Controlled Access)

Salt Lake County

Affecting Tax ID No. 33-16-300-020

PIN No. 7703

Project No. MP-0182(6)

Parcel No. 0182:101B:TAQ

*CTIA NO. 163 7372-CAB*

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 Wasatch South Hills Development Co., LLC, a Utah limited liability company, Grantee, at 595 South Rvierwoods Parkway, Suite 400, Logan, County of Cache, State of Utah, Zip 84123, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the tract of land in Salt Lake County, State of Utah, to-wit:

A tract of land, situate in the SE1/4 SW1/4 of Section 16, T.4S., R.1W., S.L.B. & M. The boundaries of said tract of land are described as follows:

Beginning at the southwest corner of said tract of land, 1,987.83 feet S.00°38'38"W. along the section line and 1,652.72 feet East from the West Quarter corner of said Section 16; and running thence N.00°37'49"E. 225.46 feet along the westerly boundary line of said tract of land to the existing southwesterly Highway Right of Way and Limited Access Line of the Mountain View Corridor (SR-85); thence along said southwesterly Highway Right of Way and Limited Access Line the following two (2) courses: (1) S.56°41'50"E. 206.00 feet; thence (2) S.54°04'46"E. 190.03 feet to the southerly boundary line of said tract of land; thence S.89°51'00"W. 328.54 feet along said southerly boundary 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. The above described tract of land contains 37,927 square feet in area or 0.871 acre, 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.

Pursuant to Title 72, Chapter 6, Section 117, the above described tract of land is granted without access to or from the adjoining freeway over and across the northeasterly boundary line of said tract of 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.

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.

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 30<sup>th</sup> day of May, in the year of 2023, 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

