

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

14161673 B: 11449 P: 7412 Total Pages: 3
10/10/2023 01:07 PM By: BGORDON Fees: \$0.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: OLD REPUBLIC TITLE (COMMERCIAL)
299 S MAIN ST SALT LAKE CITY, UT 841111919

Quit Claim Deed

Salt Lake County

Affecting Tax ID No. 26-25-200-049
PIN No. 7703
Project No. MP-0182(6)
Parcel No. 0182:131:2S2Q

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 Sunrise 3, LLC, Grantee, at 140345 S. 145 E., Suite 204, Draper City, County of Salt Lake, State of Utah, Zip 84020, 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 NW1/4 NE1/4 of Section 25, T.3S., R.2W., S.L.B. & M. The boundaries of said tract of land are described as follows:

Beginning at an easterly corner of said tract of land in the easterly line of the NW1/4 NE1/4 of said Section 25, which corner is 1,338.90 feet S.89°39'15"E. along the section line and 1,013.35 feet S.00°20'45"W. from the North Quarter corner of said Section 25; and running thence S.00°20'45"W. 150.68 feet along said easterly line; thence N.37°38'41"W. 109.42 feet; thence N.63°01'15"W. 31.00 feet; thence N.36°52'21"W. 543.87 feet; thence S.89°50'58"E. 126.79 feet; thence S.37°28'06"E. 484.81 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 parcel of land contains 59,679 square feet in area or 1.370 acres, more or less.

RESERVING THEREFROM UNTO GRANTOR ITS SUCCESSORS AND ASSIGNS, two (2) perpetual easements, upon part of the above described tract of land situate in the NW1/4NE1/4 of Section 25, T.3S., R.2W., S.L.B. & M., for the purpose of constructing, maintaining, and repairing thereon a drainage pipe and appurtenant parts thereof incident to the highway known as the Mountain View Corridor as MP-0182(6). The boundaries of said easements are described as follows:

Parcel 131:5E

Beginning at a point in the easterly boundary line of said tract of land and the easterly line of the NW1/4 NE1/4 of said Section 25, which point is 1,338.90 feet S.89°39'15"E. along the section line and 1,039.21 feet S.00°20'45"W. from the North Quarter corner of said Section 25; and running thence

S.00°20'45"W. 10.95 feet along said easterly boundary line; thence S.66°15'41"W. 72.20 feet to the southwesterly boundary line; thence along said southwesterly boundary line the following two (2) courses: (1) N.37°38'41"W. 2.34 feet; thence (2) N.63°01'15"W. 9.99 feet; thence N.66°15'41"E. 83.56 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 easement contains 774 square feet in area or 0.018 acre, more or less.

Parcel 131:6E

Beginning at a point in the northeasterly boundary line of said tract of land, which point is 1,338.90 feet S.89°39'15"E. along the section line and 1,013.35 feet S.00°20'45"W. and 112.22 feet N.37°28'06"W. from the North Quarter corner of said Section 25; and running thence S.52°55'15"W. 105.11 feet to the southwesterly boundary line of said tract of land; thence N.36°52'21"W. 10.00 feet along said southwesterly boundary line; thence N.52°55'15"E. 105.01 feet to said northeasterly boundary line; thence S.37°28'06"E. 10.00 feet along said northeasterly 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 parcel of land contains 1,051 square feet in area or 0.024 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.

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.

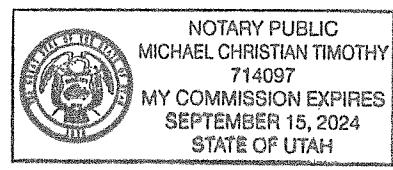
IN WITNESS WHEREOF said UTAH DEPARTMENT OF TRANSPORTATION has caused this instrument to be executed this 16th day of May, in the year 2023, by its Director of Right of Way.

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

On the date first above written before me personally appeared, Charles A. Stormont, whose identity is personally known to (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.

WITNESS my hand and official stamp the date in this certificate first above written.

[Signature]
Notary Public



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