

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

14303820 B: 11527 P: 1322 Total Pages: 3
10/22/2024 03:24 PM By: csummers Fees: \$0.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: UTAH DEPARTMENT OF TRANSPORTATION
4501 S. 2700 W.SALT LAKE CITY, UT 84114

Quit Claim Deed (Controlled Access)

Salt Lake County

RECORD AS REQUESTED

Tax ID No.	Not Taxed
PIN No.	990000
Project No.	S-6(4)
Ref PIN No.	7703
Ref Project No.	MP-0182(6)
Ref PIN No.	8313
Ref Project No.	S-R299(109)
Parcel No.	6:19:AQ

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 **Boyer West Jordan Residential, L.C., a Utah limited liability company, as to an undivided 50% interest and Yale Kilgore Investments LLC, a Utah limited Liability company as to an undivided 50% interest, as tenants in common,** Grantees, at, 101 South 200 East Suite 200 and 225 S 200 E, Suite 300, County of Salt Lake, State of Utah, Zip 84114, 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 land situate in the NE1/4NE1/4 of Section 2, T. 3 S., R. 2 W., S.L.B. & M. The boundaries of said tract of land are described as follows:

Beginning at a point in the southeasterly right of way line of the vacated New Bingham Highway, which point is 625.69 ft. S. 00°23'26" E. along the section line and 63.52 ft. S. 57°50'00" W. from the Northeast corner of said Section 2, and running thence S. 57°50'00" W. 1021.76 ft. along said southeasterly right of way line to the easterly right of way line and no-access line of the Mountain View Corridor at a point in a 6950.00-foot radius non-tangent curve to the left; thence Northerly 74.23 ft. along the arc of said curve and said easterly right of way line and no-access line (Note: Chord to said curve bears N. 07°35'25" W. for a distance of 74.23 ft.); thence N. 57°50'00" E. 1032.71 ft.; thence S. 00°23'26" E. 79.40 ft. to the point of beginning. The above described tract of land contains 69,335 square feet in area or 1.592 acres, more or less.

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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.

Pursuant to Title 72, Chapter 6, Section 117, Utah Code Annotated, 1998, as amended, the above described tract of land is granted without access to or from the adjoining freeway over and across the westerly boundary line of said tract of land.

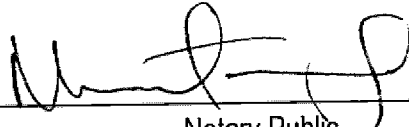
Together with and subject to any and all easements, rights of way and restrictions appearing of record or enforceable in law and equity.

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

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STATE OF UTAH)
) ss. UTAH DEPARTMENT OF TRANSPORTATION
 COUNTY OF SALT LAKE)
) By 
 Ross Crowe, Director of Right of Way

On this 22nd day of October, in the year of 2024, before me personally appeared,
Ross Crowe, 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.


 Notary Public

