

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

ENT 29416:2024 PG 1 of 3  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2024 May 06 04:33 PM FEE 0.00 BY AR  
RECORDED FOR Cottonwood Title Insurance  
ELECTRONICALLY RECORDED

**Quit Claim Deed**  
(Access Controlled)  
Utah County

Affecting Tax No. 58:020:0174  
PIN No. 6692  
Project No. MP-R399(41)  
Parcel No. R399:711:STAQ

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 GHGP, L.C., Grantee, at 201 South Main Street, Suite 2000, Salt Lake City, County of Salt Lake, State of Utah, Zip 84111, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described tract of land in Utah County, State of Utah, to-wit:

A tract of land being situate in the SW1/4 NW1/4 of Section 1, Township 5 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said tract of land are described as follows:

Beginning at a point which is 2.30 feet N.00°30'00"E. and 89.41 feet N.68°15'00"E. from the West Quarter Corner of said Section 1 (Note: The East Quarter Corner of said Section 1 bears S.89°09'14"E. 5317.89 feet from the West Quarter Corner of said Section 1); and running thence N.68°15'00"E. 546.49 feet; thence S.21°45'00"E. 20.00 feet; thence S.68°15'00"W. 464.60 feet; thence S.21°45'00"E. 21.78 feet to the northerly Right of Way and Limited Access Line; thence along said Limited Access line N.89°22'34"W. 84.55 feet at approximate station 66+38; thence along said Limited Access Line N.42°54'33"W. 10.29 feet at approximate station 66+30.91 and the point of beginning.

The above described tract of land contains 11,318 square feet in area or 0.260 acre.

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.

Pursuant to Title 72, Chapter 6, Section 117, Utah Code Annotated, 1998, as amended, the above tract of land is conveyed without access to or from SR-194 formerly SR-85 (2100 North) across the southerly boundary line of said tract being a Highway Right of Way and Limited Access Line. All access to the above tract of land will be from adjoining parcels.

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.

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STATE OF UTAH )  
 ) ss. UTAH DEPARTMENT OF TRANSPORTATION  
COUNTY OF SALT LAKE )

By [Signature]  
Ross Crowe  
Director of Right of Way, UDOT

On this 6<sup>th</sup> day of May, in the year 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.

[Signature]  
Notary Public

