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BK 6626 PG 281

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RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
10/20/2016 12:37:00 PM  
FEE \$14.00 Pgs: 3  
DEP eCASH REC'D FOR OLD REPUBLIC NATL TITL

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

Affecting Tax ID No. 06-082-0090

## Quit Claim Deed

PIN 1793

Davis County

Project No. SP-0067(1)0

Parcel No. 0067:81:ST4Q

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 1099 W South Jordan Pkwy, South Jordan, County of Salt Lake, State of Utah zip 84095, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described tract of land in Davis County, State of Utah, to-wit:

A tract of land situate in the NE1/4NE1/4, NW1/4NE1/4 and the NE1/4NW1/4 of Section 34, T.2 N., R.1W., S.L.B.&M. The boundaries of said tract of land are described as follows:

Beginning at a point on the north section line of said Section 34 said point also being the southerly boundary line of the Mountain View Subdivision Phase 2, according to the official plat thereof, recorded as Entry 2268655 in Book 4278 at Page 717, in the office of the Davis County Recorder said point is 1039.20 feet N. 89°48'31" W. along the section line from the Northeast Corner of said Section 34, and running thence

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S. 1°40'00" E. 4.69 feet; thence southerly 222.86 feet along the arc of a 472.00-foot radius tangent curve to the right (Note: Chord to said curve bears S. 11°51'33" W. for a distance of 220.80 feet); thence S. 25°23'09" W. 203.47 feet; thence southerly 167.31 feet along the arc of a 228.00-foot radius tangent curve to the left (Note: Chord to said curve bears S. 4°21'53" W. for a distance of 163.58 feet); thence S. 16°39'25" E. 390.52 feet; thence southerly 285.91 feet along the arc of a 972.00-foot radius tangent curve to the right (Note: Chord to said curve bears S. 8°13'50" E. for a distance of 284.88 feet); thence S. 0°11'45" W. 14.40 feet to the northeast corner of the Valentine Estates Phase 2 subdivision, according to the official plat thereof, recorded as Entry 2241750 in Book 4213 at Page 498, in the office of the Davis County Recorder; thence N. 89°48'15" W. 1681.27 feet along the north boundary line of said subdivision and the north boundary line of the Valentine Estates Phase 3 subdivision, according to the official plat thereof, recorded as Entry 2514689 in Book 4973 at Page 740, in the office of the Davis County Recorder, to the easterly right of way line of Legacy Parkway; thence along said easterly right of way line the following two (2) courses and distances (1) N. 27°58'42" E. 859.80 feet; thence (2) northeasterly 513.51 feet along the arc of a 2274.61-foot radius tangent curve to the left (Note: Chord to said curve bears N. 21°30'39" E. for a distance of 512.42 feet) to the southerly boundary line of the Mountain View Subdivision Phase 3, according to the official plat thereof, recorded as Entry 2324734 in Book 4419 at Page 2248, in the office of the Davis County Recorder; thence S. 89°48'31" E. 1082.25 feet along said southerly boundary line and the southerly boundary line of said Mountain View Subdivision Phase 2 to the point of beginning. The above described tract of land contains 36.683 acres.

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

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

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air, light, view and visibility may be restricted or obstructed on the above described property.

Junkyards, as defined in 23 United States Code, Section 136, shall not be established or maintained on this tract.

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.

IN WITNESS WHEREOF, said UTAH DEPARTEMENT OF TRANSPORTATION has caused this instrument to be executed this 1 day of Sept, A.D. 2014 by its Director of Right-of-Way.

STATE OF UTAH ) UTAH DEPARTMENT OF TRANSPORTATION  
 ) ss.  
COUNTY OF SALT LAKE ) By [Signature]  
 Director of Right-of-Way

On the date first above written personally appeared before me, Lyle D. McMillan, who, being by me duly sworn, did say that he is the Director of Right-of-Way, and he further acknowledged to me that said instrument was signed by him in behalf of said UTAH DEPARTMENT OF TRANSPORTATION.

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

[Signature]  
Notary Public

