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BK 7402 PG 1452

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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
12/5/2019 4:45:00 PM
FEE \$40.00 Pgs: 3
DEP eCASH REC'D FOR FIRST AMERICAN TITL

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

FRTO NCS-19-0346

Quit Claim Deed

Davis County

Tax ID No. 12-085-0087
Parcel No. 0108:48:TQ
Project No. F-0108(24)4
PIN 4896

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 Joey Louis, Grantee, at 10300 W Charleston Blvd, Ste 13, Las Vegas, County of Clark, State of Nevada, Zip 89135, 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 NE1/4NW1/4 of Section 15, Township 4 North, Range 2 West, S.L.B. & M. The boundaries of said tract of land are described as follows:

Beginning at the intersection of the southerly right of way line of SR-108 and the easterly boundary line of said tract of land at a point 88.00 feet South and 258.00 feet West from the northeast corner of northwest quarter of said Section 15, and running thence West 72.00 feet to the westerly boundary line of said tract of land; thence South 177.00 feet to the southerly boundary line of said tract of land; thence East 66.00 feet; thence North 41 feet; thence East 6.00 feet to said easterly boundary line of said tract of land; thence North 136.00 feet to the point of beginning.

The above described tract of land contains 12,499 square feet in area or 0.286 acre.

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UDOT RW-05UD (12-01-03)

Signs, Billboards, outdoor Advertising structures, or advertising of any kind as defined in 23 United States Code, Section 136, 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 23 United States Code, Section 136, shall not be established or maintained on the above described tracts of lands.

Reserving Easement unto grantor a 10.00' wide perpetual easement along the north boundary line of the above described tract for the purpose of constructing and maintaining thereon public utilities and appurtenant parts thereof including, but not limited to ATMS Fiber Optic conduit, electrical service transmission lines, culinary and closed irrigation water facilities; and highway appurtenances including, but not limited to, slopes, street lighting facilities and traffic information signs. The easement includes the right to maintain and continue existence of said cut and/or fill slopes in the same grade and slope ratio as constructed by UDOT. The easement shall run with the real property and shall be binding upon the Grantor, and the Grantor's successors, heirs and assigns, and includes and conveys all rights of grantor to change the vertical distance or grade of said cur and/or fill slopes.

