

When recorded mail to:  
William E. Day  
521 East 1910 South  
Orem, Utah 84058  
CTC # 15149

ENT 33568:2005 PG 1 of 4  
RANDALL A. COVINGTON  
UTAH COUNTY RECORDER  
2005 Mar 31 11:01 am FEE 16.00 BY KM  
RECORDED FOR CENTURY TITLE COMPANY  
ELECTRONICALLY RECORDED

2126-25

QUITCLAIM DEED

UNION PACIFIC RAILROAD COMPANY, a Delaware corporation, successor in interest by merger to Union Pacific Railroad Company, a Utah corporation and The Denver and Rio Grande Western Railroad Company ("Grantor") in consideration of the sum of Ten Dollars (\$10.00), and other valuable consideration to it duly paid, the receipt whereof is hereby acknowledged, does hereby REMISE, RELEASE and forever QUITCLAIM unto WILLIAM E. DAY and CHARLES D. DAY, individuals, ("Grantees") whose address is 521 East 1910 South, Orem, Utah 84058 and unto their heirs and assigns forever, all of Grantor's right, title, interest, estate, claim and demand, both at law and in equity, of, in, and to the real estate (hereinafter the "Property") situated in American Fork, Utah County, State of Utah, as more particularly described in Exhibit A, hereto attached and hereby made a part hereof.

EXCEPTING from this quitclaim and RESERVING unto Grantor, its successors and assigns (including, without limitation, lessees and licensees of Grantor), forever, the following:

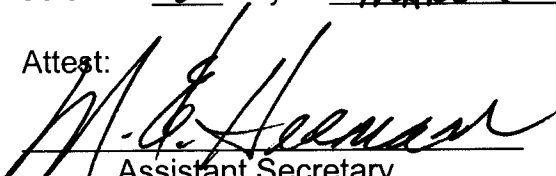
- (a) One (1) signboard and appurtenances thereto, including, without limitation, wirelines for electrical service to such signboard, now located upon, along, under and across the Property, and a PERPETUAL EASEMENT for the construction, maintenance, operation, repair, replacement, renewal and reconstruction of signboard and appurtenances thereto (whether now or hereafter constructed) upon, along, under and across the portion of the Property which is the current location of the signboard and within a radius five feet (5') outside the perimeter of the land surface directly below the signboard (the "sign shadow") and any poles or footings if outside the sign shadow, together with (i) the right of unobstructed access, ingress and egress to and from said easement area for the purpose of exercising the rights herein reserved; (ii) an easement for roadway purposes for any existing roadway used for access to signboard.

FURTHER EXCEPTING from this quitclaim all existing communication lines and poles owned by the Grantor as located on the Property and FURTHER RESERVING unto the Grantor, its successors and assigns, an EXCLUSIVE PERPETUAL EASEMENT in, to, over, under, along, upon and across the Property for the continued maintenance, operation, repair, renewal and reconstruction of such lines and continued poles located thereon, together with the right of ingress and egress to and from the Property for the purposes of exercising the rights herein granted.

FURTHER EXCEPTING from this quitclaim and FURTHER RESERVING unto Grantor, its successors and assigns, forever, all minerals and all mineral rights of every kind and character now known to exist or hereafter discovered underlying the Property, including without limiting the generality of the foregoing, oil and gas and rights thereto, together with the sole, exclusive and perpetual rights to explore for, remove and dispose of said minerals by any means or methods suitable to the Grantor, its successors and assigns, but without entering upon or using the surface of the Property, and in such manner as not to damage the surface of the Property, or to interfere with the use thereof by the Grantees, their heirs and assigns.

IN WITNESS WHEREOF, the Grantor has caused this deed to be duly executed as of the 3rd day of March, 2005.

Attest:

  
Assistant Secretary  
(Seal)

UNION PACIFIC RAILROAD COMPANY

By   
Title: GENERAL MANAGER-REAL ESTATE

ACKNOWLEDGMENT

STATE OF NEBRASKA    )  
  ) ss.  
COUNTY OF DOUGLAS    )

On this 3rd day of March, 2005, before me, a Notary Public in and for said County and State, personally appeared Tony K. Love and M.E. Heenan who are the General Manager - Real Estate and the Assistant Secretary, respectively, of Union Pacific Railroad Company, a Delaware corporation, and who are personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to in the within instrument, and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

  
\_\_\_\_\_  
Notary Public

(Seal)



**UNION PACIFIC RAILROAD COMPANY**  
**American Fork, Utah County, Utah**  
**EXHIBIT "A"**

A TRACT OF LAND SITUATE IN SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF STORRS AVENUE (300 WEST STREET) AND THE SOUTHERLY RIGHT-OF-WAY LINE OF A 50 FT. WIDE FREEWAY FRONTAGE ROAD, WHICH BEGINNING POINT IS LOCATED WEST 1100.12 FT. AND NORTH 3425.73 FT. (BASED ON THE UTAH STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, BEARING OF SECTION LINES - NAD 27) FROM THE SOUTH 1/4 CORNER SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE ALONG THE NORTHERLY LINE OF THE UNION PACIFIC RAILROAD PROPERTY BY THE FOLLOWING THREE COURSES AND DISTANCES:

- (1) ALONG A LINE PARALLEL WITH AND 50 FT. DISTANT SOUTHERLY FROM THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 1-15 SOUTH  $70^{\circ}00'37''$  EAST 286.82 FT;
- (2) THENCE 61.20 FT. ALONG THE ARC OF A 975.00 FT. RADIUS CURVE TO THE RIGHT WHOSE CHORD BEARS SOUTH  $68^{\circ}48'55''$  EAST 61.19 FT;
- (3) THENCE SOUTH  $67^{\circ}04'43''$  EAST 378.07 FT. MORE OR LESS TO THE EASTERLY LINE OF THE UNION PACIFIC RAILROAD PROPERTY;

THENCE ALONG THE EASTERLY LINE OF SAID RAILROAD PROPERTY BY THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- (1) SOUTH 83.20 FT; THENCE
- (2) SOUTH  $50^{\circ}14'11''$  WEST 36.28 FT ALONG; THENCE
- (3) SOUTH  $33^{\circ}26'06''$  WEST 62.83 FT;

THENCE LEAVING SAID EASTERLY PROPERTY LINE AND CONTINUING ON A LINE 50 FT. DISTANT NORTHEASTERLY FROM AND PARALLEL WITH THE CENTERLINE OF THE EXISTING RAILROAD TRACKS, 703.07 FT. ALONG THE ARC OF A 4675.50 FT. RADIUS CURVE TO THE LEFT WHOSE CHORD BEARS NORTH  $60^{\circ}51'22''$  WEST 702.37 FT; TO THE EASTERLY FENCED RIGHT-OF-WAY LINE OF STORRS AVENUE (300 WEST STREET);

THENCE ALONG SAID STREET LINE NORTH  $0^{\circ}46'22''$  EAST 84.20 FT. TO THE POINT OF BEGINNING.

Contains 2.006 Acres more or less.

OFFICE OF REAL ESTATE  
OMAHA, NEBRASKA  
December 8, 2004  
212625a.leg