

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

MMT 96090

Quit Claim Deed
(CONTROLLED ACCESS)
Davis County

Affecting Tax ID No. 12-103-0081
PIN No. 4955
Project No. SP-9999(807)
Parcel No. 9999:908:TAQ

The UTAH DEPARTMENT OF TRANSPORTATION, Grantor, by its duly appointed Director of Right of Way, of Salt Lake City, County of Salt Lake, State of Utah, hereby QUIT CLAIMS to Woods Cross Properties 102, LLC, a Utah limited liability company, Grantee, at 290 N Flint, Kaysville, County of Davis, State of Utah, Zip 84037, 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 SW1/4 NE1/4 and the SE1/4 NE1/4 of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian. The boundaries of said tract of land are described as follows:

Beginning at the intersection of the southerly boundary line of said entire tract and the westerly highway right of way and no access line of SR-67 West Davis Highway, known as Project No. S-R199(229), which point is 301.30 feet N.00°11'36"E. along the Section line and 550.79 feet N.89°40'01"W. and from the East Quarter corner of said Section 21; and running thence N.89°40'01"W. 1088.29 feet along said southerly boundary line to the easterly boundary line of the Syracuse City parcel, recorded as Entry No. 1664951; thence along said Syracuse City parcel the following three (3) courses and distances: (1) N.00°05'52"W. 68.04 feet; (2) thence S.84°24'08"E. 9.26 feet; (3) thence N.00°25'13"W. 37.35 feet to the northerly boundary line of said tract; thence S.89°40'01"E. 1002.63 feet along said northerly boundary line to said westerly highway right of way and no access line; thence S.36°11'47"E. 130.09 feet along said westerly highway right of way and no access line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

The above described tract of land contains 109,421 square feet in area or 2.512 acres.

(Note: Rotate above bearings 00°20'53" clockwise to equal Highway bearings of Project No. S-R199(229))

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.

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.

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 easterly 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 23 United States Code, Section 136, shall not be established or maintained on the above described tract of land.

