

E 2426010 B 4718 P 2443-2444
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
02/23/2009 03:29 PM
FEE \$12.00 Pgs: 2
DEP RT REC'D FOR P&M BRANCH LLP

RETURNED
FEB 23 2009

QUITCLAIM DEED

06-307-0002

THIS QUITCLAIM DEED, Executed this First day of January ,
2009
(year),

by first party, Grantor, South Bountiful Auto Parts and Wrecking, Inc.
whose post office address is 2166 W 2425 S, Woods Cross, Utah 84087
to second party, Grantee, P&M Branch, LLP
whose post office address is 12064 S 4130 W, Riverton, Utah 84096

WITNESSETH, That the said first party, for good consideration and for the sum of One Million Six Hundred Eighty Nine Thousand Nine Hundred Fifteen no/100 Dollars (\$1,689,915) paid by the said second party, the receipt whereof is hereby acknowledged; does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of, Davis State of Utah to wit:

Tax District: 70
Development: Westside Industrial Park Lot 2 Amended
L/U: 2
Situs Address: 2166 W 2425 S, Woods Cross, Utah 84087
Legal Description: All of Lot 2, Westside Industrial Park
Lot 2 Amended Cont.7.97000 Ac res

[Signatures on following page.]

RB AB
Initials of First Party

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

Brandy Peterson
Signature of Witness

Brandy Peterson
Print name of Witness

Leslee Wilson
Signature of Witness

Leslee Wilson
Print name of Witness

Frank L Branch
Signature of First Party, Grantor

Frank L. Branch President
S Bountiful Auto Parts & Wrecking, Inc.
Print name of First Party

Afton A Branch
Signature of First Party, Grantor
Afton A. Branch Corp Sec
S Bountiful Auto Parts & Wrecking, Inc.
Print name of First Party

STATE OF }
COUNTY OF }
On before me,
appeared

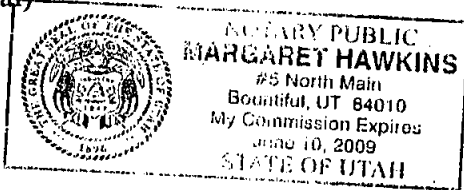
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Margaret Hawkins
Signature of Notary

Affiant Known Produced ID
Type of ID Drivers License

(Seal)



Robert W. Budd
Signature of Preparer
Robert W. Budd

Print Name of Preparer
4217 Chegwidden Ln, Taylorsville, Ut
Address of Preparer 84123

Initials of First Party

RETURNED
SEP 02 2010

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

E 2550418 B 5101 P 79-81
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
09/02/2010 10:30 AM
FEE \$0.00 Pgs: 3
DEP RT REC'D FOR FOUNDERS TITLE CO
- LAYTON

Quit Claim Deed

Davis County

06-155-0014 pt

Parcel No. 0067:71:STQ
Project No. SP-0067(1)0

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 P & M Branch LLP, Grantee, at 2166 West 2425 South, County of Davis, State of Utah, Zip 84087 for the sum of Ten 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 Lot 7 of the Amended Westside Industrial Park Subdivision, a subdivision in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 34, T.2N., R.1W., S.L.B.&M. The boundaries of said tract of land are described as follows:

Beginning at the Northeast corner of said Lot 7, which point is 158.10 feet. (48.189m) N.0°44'23"W along the Quarter Section Line, 496.92 feet. (151.461m) N.89°48'31"W and 406.75 feet. (123.977m) N.0°23'18"W from the center of said Section 34 as monumented with a county Brass Cap; and running thence N.89°48'31"W 74.30 feet. (22.648m), more or less, along the northerly line of said Lot 7 to the southeasterly right of way line of a highway known as Project No. 0067; thence S.27°58'47"W 84.77 feet. (25.839m), more or less, along said southeasterly right of way line to a southerly line of said Lot 7; thence S.89°48'31"E 114.58 feet. (34.925m) along said southerly line to the easterly line of said Lot 7; thence N.0°23'18"W 75.00 feet. (22.860m) along said easterly line to the point of beginning. The above described tract of land contains 7,083 square feet, or 0.163 acre, more or less.

(Note: Rotate above bearings 0°03'46" clockwise to equal project bearings.)

Subject to:

A perpetual easement upon part of an entire tract of property, situate in Lot 7 of the Amended Westside Industrial Park Subdivision, a subdivision in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 34, T. 2 N., R. 1 W., S.L.B. & M., in Davis County, State of Utah, to-wit:

Said part of an entire tract is a strip of land 30.00 feet (9.144m) wide, adjoining the easterly highway right of way line of highway Project No. 0067. The boundaries of said strip of land are described as follows:

Beginning at a point in the north line of said Lot 7, which point is 158.10 feet, (48.189m) N 0°44'23"W along the Quarter Section line, 496.92 feet. (151.461m) N.89°48'31" W 406.75 feet. (123.977m) N.0°23'18" W and 40.39 feet. (12.311m) N.89°48'31" W from the center of said Section 34; and running thence N.89°48'31"W 33.91 feet. (10.336m), more or less, along the northerly line of said Lot 7 to the southeasterly highway right of way line of Utah Department of Transportation Project No. 0067; thence S.27°58'47"W 84.77 feet. (25.839m), more or less, along said southeasterly highway right of way line to the southerly line of said Lot 7; thence S 89°48'31"E 33.91 feet. (10.336m) along said southerly line of said Lot 7; thence N.27°58'47"E 84.77 feet. (25.839m), more or less, to the point of beginning. The above described part of an entire tract contains 2,543 square feet in area or 0.058 acre.

(Note: Rotate above bearings 0°03'46" clockwise to equal project bearings.)

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 described property.

Continued on Page3

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.

IN WITNESS WHEREOF, said UTAH DEPARTMENT OF TRANSPORTATION has caused this instrument to be executed this 19 day of Aug, A.D. 2010, by its Director of Right of Way.

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

UTAH DEPARTMENT OF TRANSPORTATION
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

