

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

11986797  
2/3/2015 4:44:00 PM \$14.00  
Book - 10293 Pg - 3886-3888  
Gary W. Ott  
Recorder, Salt Lake County, UT  
OLD REPUBLIC TITLE SO JORDAN  
BY: eCASH, DEPUTY - EF 3 P.

**COURTESY RECORDING**  
No assurances are given by the company either  
Express or implied for accuracy or content.

## Quit Claim Deed

Salt Lake County

Tax ID No.27-36-127-005  
Parcel No. 0071:45:2Q  
Project No.SP-0071(12)1  
PIN:3219

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 BOULDER VENTURES, LLC, Grantee, at Salt Lake City, County Salt Lake, State of Utah, Zip 84106, for the sum of Ten (\$10.00) Dollars, and other good and valuable considerations, the following described tract of land in Salt Lake County, State of Utah, to-wit:

A parcel of land, being an entire tract of property situate in the NW1/4 of Section 36, T. 3 S, R. 1 W, S.L.B. & M. The boundary of said parcel of land is described as follows:

Beginning at the Northeast corner of said entire tract, which point is 3595.34 ft. N. 00°12'13" W. and 543.03 ft. N. 51°33'35" E. and 86.63 ft. N. 20°02'25" W. and 1431.10 ft. N. 51°21'45" E. from the Southwest corner of said Section 36; and running thence along the easterly boundary line of said entire tract the following five courses: S. 01°50'18" E., 62.11 ft.; thence S. 88°11'00" W., 5.15 ft.; thence S. 01°49'00" E., 255.00 ft.; thence N. 88°11'00" E., 15.00 ft.; thence S. 01°49'00" E., 961.06 ft. to the southeasterly corner of said entire tract; thence along the westerly line of said entire tract the following two courses: N. 25°51'49" W., 82.36 ft.; thence N. 06°56'00" W., 1,115.21 ft. to the north line of said entire tract; thence N. 51°21'45" E., 153.84 ft. along said north line to the Point of Beginning.

The above described tract of land contains 95,930 square ft. in area or 2.202 acres, more or less.

Signs, Billboards, outdoor Advertising structures, or advertising of any kind as defined in Title 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.

Continued on Page 2  
COMPANY RW-05UD (12-01-03)

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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.

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 Title 23 United States Code, Section 136, shall not be established or maintained on the above described tracts of lands.

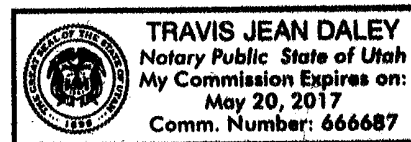
**IN WITNESS WHEREOF**, said UTAH DEPARTMENT OF TRANSPORTATION has caused this instrument to be executed this 29<sup>th</sup> day of JANUARY A.D. 2015 by its Director of Right-of-Way.

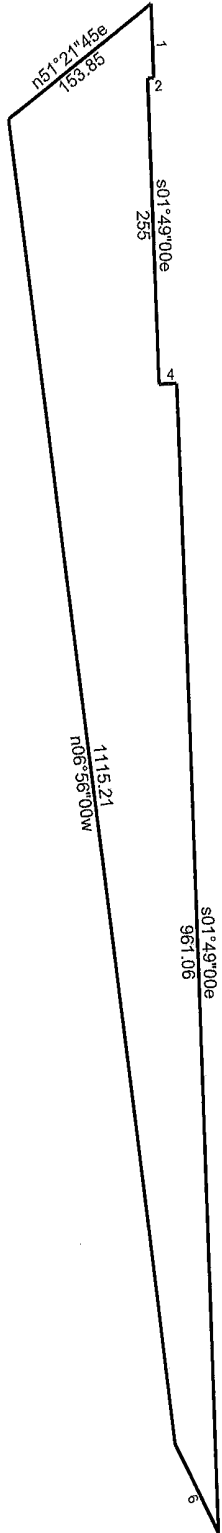
STATE OF UTAH ) UTAH DEPARTMENT OF TRANSPORTATION  
 ) ss.  
COUNTY OF SALT LAKE ) By [Signature]  
 Director of Right-of-Way

On the date first above written personally appeared before me, LYLE MC MILLAN, 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





2/11/2014

Scale: 1 inch= 150 feet

File: 3219\_SP-0071(12)1\_10Q\_45\_2Q\_DeedPlot.ndp

Tract 1: 2.2022 Acres (95930 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/635698), Perimeter=2650 ft.

- 01 s01.5018e 62.12
- 02 s88.1100w 5.16
- 03 s01.4900e 255
- 04 n88.1100e 15
- 05 s01.4900e 961.06
- 06 n25.5149w 82.36
- 07 n06.5600w 1115.21

08 n51.2145e 153.85