

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right-of-Way, Fourth Floor,
4501 South 2700 West,
Salt Lake City, Utah 84119-5998

ENT 64769 BK 4038 PG 573
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
1996 AUG 7 4:29 PM FEE 12.00 BY BT
RECORDED FOR AFFILIATED TITLE COMPANY IN

Quit Claim Deed

(CONTROLLED ACCESS)

UTAH County

Parcel No.001-6:8:AQ

Project No.F-001-6(2)

The UTAH DEPARTMENT OF TRANSPORTATION, by its duly appointed Chief of Right of Way, Grantor, of Salt Lake City, County of Salt Lake, State of Utah, hereby QUIT CLAIMS to Lake Ridge Associates, L.C., a Utah limited liability company, Grantee, at 127 South 500 East, Suite 310, Salt Lake City

County of Salt Lake, State of Utah zip 84102, for the sum of ***** Ten and xx/100 ***** Dollars,

and other good and valuable considerations, the following described parcel of land in Utah County, State of Utah, to-wit:

A parcel of land situate in the NE¹/₄NW¹/₄ of Section 27, T.6 S., R.2 E., S.L.B. & M. The boundaries of said parcel are described as follows:

Beginning at the intersection of the southerly right of way and no-access line (intended limited access) of highway State Route 265 and the westerly right of way line of 400 West Street Orem, which intersection is 731.0 ft. south and 40.0 ft. S. 87° 24' W. from the North Quarter corner of said Section 27; and running thence N. 0° 47' E. 48.2 ft. to a point 65.0 ft. perpendicularly distant south from the centerline of said project; thence westerly parallel to and concentric with said centerline the following two (2) courses: N. 89° 13' W. 454.1 ft. to a point of tangency with a 2929.9-foot radius curve to the right opposite Engineer Station 55+36.6; thence westerly 515.03 ft. to a point opposite centerline Engineer Station 50+33; thence S. 10° 51' 19" W. 55.0 ft. to said southerly no-access line; thence easterly along said no-access line the following three (3) courses: Easterly 291.74 ft. Along the arc of a 2984.9-foot radius curve to the left to a point opposite approximate Engineer Station 53+13 (Note: Chord bears S 81°56'41" E 291.62 ft.); thence S. 82° 05' 34" E. 234.5 ft.; thence N. 87°24' E. 454.9 ft. to the point of beginning. The above described parcel of land contains 58,531 square feet in area or 1.34 acres.

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Pursuant to Title 27, Chapter 12, Section 96, Utah Code Annotated, 1953, as amended, the above described tract of land is granted without access to or from the adjoining expressway over and across the northerly boundary line of said parcel of land, including the existing access opening at 54+00. EXCEPTING and reserving to the grantee their successors or assigns the right of access to the nearest roadway of said highway over and across the northerly boundary line of the above described parcel for one (1) 33 foot section, which said section centers at point opposite Highway Engineer's Station 50+70. Said access will be right turn in and right turn out only.

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 19th day of JULY, A.D. 1996, by its Chief of Right of Way.

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

UTAH DEPARTMENT OF TRANSPORTATION
By [Signature]
Chief of Right of Way

On the date first above written personally appeared before me, L. Robert Fox, who, being by me duly sworn, did say that he is the Chief 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.

Craig E. Fox
Notary Public

