

5

12203785
1/11/2016 4:11:00 PM \$17.00
Book - 10394 Pg - 7634-7637
Gary W. Ott
Recorder, Salt Lake County, UT
FOUNDERS TITLE
BY: eCASH, DEPUTY - EF 4 P.

SPECIAL WARRANTY DEED
(BOGCESS-DRAPER COMPANY, L.L.C.)

**WHEN RECORDED RETURN TO,
AND SEND TAX NOTICES TO:**

Miller Family Real Estate, L.L.C.
Attention: Scott Bates
9350 South 150 East, Suite 1000
Sandy, UT 84070

Parcel ID Nos. 27-24-401-006-0000
27-24-401-003-0000

SPECIAL WARRANTY DEED

BOGCESS-DRAPER COMPANY, L.L.C. a Utah limited liability company, (“Grantor”), of Utah County, State of Utah, hereby conveys and warrants against all who claim by, through, or under Grantor to Miller Family Real Estate, L.L.C., a Utah limited liability company, of Salt Lake County, State of Utah, Grantee, for the sum of Ten Dollars and other good and valuable consideration, an undivided 92.2158% interest as tenant in common in the following described tract of land in Salt Lake County, Utah, to wit:

See attached Exhibit A


TOGETHER WITH all rights, privileges and appurtenances thereof.

SUBJECT TO easements, restrictions and rights-of-way of record and other matters of record and all matters that a physical inspection or accurate survey of the property would disclose; and property taxes and assessments for the year 2016 and thereafter.

WITNESS the hand of said Grantor this 11 day of January, 2016.

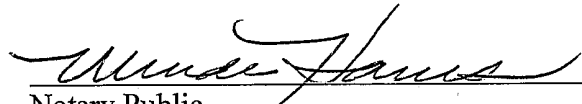
GRANTOR:

BOGCESS-DRAPER COMPANY, L.L.C. a
Utah limited liability company

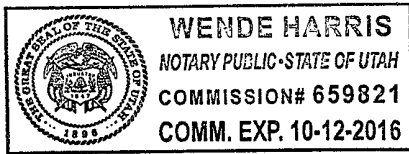
By: 
Printed Name: Bart Boggess
Its: Manager

STATE OF UTAH)
)ss.
COUNTY OF ~~UTAH~~ Salt Lake)

The foregoing instrument was acknowledged before me this 11 day of January, 2016, by Bart Boggess, the Manager of **BOGCESS-DRAPER COMPANY, L.L.C.**, a Utah limited liability company, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the foregoing instrument and that he executed the same in his authorized capacity, and that by his signature on the instrument, the entity upon behalf of which the person acted, executed the same.



Notary Public



**EXHIBIT A TO SPECIAL WARRANTY DEED
LEGAL DESCRIPTION**

14.17 acres of land located in Salt Lake County, State of Utah and more particularly described as follows:

Parcel 1:

A part of the Southeast Quarter of Section 24, Township 3 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Salt Lake County, Utah:

Beginning at a point on the Southerly Line of 11400 South Street as widened located 61.32 feet South 0°21'11" West along the Quarter Section Line from the Center of said Section 24; and running thence along said Southerly Line of 11400 South Street as widened the following seven courses: South 88°07'08" East 50.00 feet; South 84°34'00" East 107.90 feet; Easterly along the arc of an 8061.25 foot radius curve to the left a distance of 157.62 feet (Center bears North 1°22'29" East, Central Angle equals 1°07'13" and Long Chord bears South 89°11'07" East 157.62 feet) to a point of tangency; South 89°44'44" East 209.92 feet; South 2°37'54" East 19.29 feet; South 42°07'56" East 49.96 feet; and South 89°40'13" East 0.07 feet to the Westerly Line of Lone Peak Parkway; thence along said Westerly Line the following two courses: South 4°46'51" East 208.45 feet and South 3°42'42" East 369.59 feet to the Northwesterly Line of the Salt Lake and Jordan Canal as it exists on the ground; thence along said Northwesterly Line of the Canal the following six courses: South 20°40'59" West 93.59 feet; South 23°15'13" West 108.97 feet; South 32°32'50" West 29.31 feet; South 43°07'38" West 141.65 feet; South 45°04'06" West 98.61 feet; and South 38°07'17" West 78.26 feet; thence North 89°46'16" West 50.64 feet; thence North 0°12'27" East 18.00 feet; thence North 89°46'16" West 249.92 feet to the Quarter Section Line; thence North 0°21'11" East 1075.70 feet to the point of beginning.

Basis of Bearings is a line between monuments found for the South Quarter Corner and the Southeast Corner of Section 24, Township 3 South, Range 1 West, Salt Lake Base and Meridian, being a bearing of South 89°32'31" East.

Contains 578,376 square feet or 13.278 acres.

Parcel 2:

A part of the Southeast Quarter of Section 24, Township 3 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Salt Lake County, Utah:

Beginning at a point on the Southeasterly Line of the Salt Lake and Jordan Canal as it exists on the ground located 1155.01 feet South 0°21'11" West along the Quarter Section Line and 384.24 feet South 89°46'16" East from the Center of said Section 24; and running thence along said Southeasterly Line of the Canal the following five courses: North 38°07'17" East 22.89 feet; North 45°04'06" East 95.73 feet; North 43°07'38" East 148.87 feet; North 32°32'50" East 40.79 feet; and North 23°15'13" East 83.39 feet to the Westerly Line of Lone Peak

Parkway; thence South $9^{\circ}01'17''$ East 310.26 feet along said Westerly Line; thence North $89^{\circ}46'16''$ West 287.19 feet to the point of beginning.

Basis of Bearings is a line between monuments found for the South Quarter Corner and the Southeast Corner of Section 24, Township 3 South, Range 1 West, Salt Lake Base and Meridian, being a bearing of South $89^{\circ}32'31''$ East.

Contains 38,873 square feet or .892 acres.

12203786
1/11/2016 4:11:00 PM \$14.00
Book - 10394 Pg - 7638-7640
Gary W. Ott
Recorder, Salt Lake County, UT
FOUNDERS TITLE
BY: eCASH, DEPUTY - EF 3 P.

SPECIAL WARRANTY DEED
(FRONTAGE 114TH LLC)

**WHEN RECORDED RETURN TO,
AND SEND TAX NOTICES TO:**

Miller Family Real Estate, L.L.C.
Attention: Scott Bates
9350 South 150 East, Suite 1000
Sandy, UT 84070

Parcel ID No. 27-24-300-020-0000

SPECIAL WARRANTY DEED

FRONTAGE 114TH LLC, a Utah limited liability company, ("**Grantor**"), of Utah County, State of Utah, hereby conveys and warrants against all who claim by, through, or under Grantor to Miller Family Real Estate, L.L.C., a Utah limited liability company, of Salt Lake County, State of Utah, Grantee for the sum of Ten Dollars and other good and valuable consideration, an undivided 95.4455% interest as tenant in common in the following described tract of land in Salt Lake County, Utah, to wit:

See attached Exhibit A

TOGETHER WITH all rights, privileges and appurtenances thereof.

SUBJECT TO easements, restrictions and rights-of-way of record and other matters of record and all matters that a physical inspection or accurate survey of the property would disclose; and property taxes and assessments for the year 2016 and thereafter.

WITNESS the hand of said Grantor this 11 day of January, 2016.

GRANTOR:

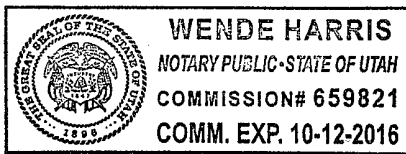
FRONTAGE 114TH LLC, a Utah limited liability company

By: Trent Boggess
Printed Name: Trent Boggess
Its: Chief Financial Officer

STATE OF UTAH)
)ss.
COUNTY OF ~~PIAH~~ Salt Lake

The foregoing instrument was acknowledged before me this 11 day of January, 2016, by Trent Boggess, the CFO of **FRONTAGE 114TH LLC**, a Utah limited liability company, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the foregoing instrument and that he executed the same in his authorized capacity, and that by his signature on the instrument, the entity upon behalf of which the person acted, executed the same.


Notary Public



**EXHIBIT A TO SPECIAL WARRANTY DEED
LEGAL DESCRIPTION**

12.025 acres of land located in Salt Lake County, State of Utah and more particularly described as follows:

A part of the Southwest Quarter of Section 24, Township 3 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Salt Lake County, Utah:

Beginning at a point on the Quarter Section Line located 330.00 feet South 0°21'11" West along the Quarter Section Line from the Center of said Section 24; and running thence South 0°21'11" West 825.00 feet; thence North 89°46'25" West 591.61 feet to the Easterly Line of the Railroad Right-of-Way as widened; thence North 5°34'00" East 1111.80 feet along said Easterly Line to the Southerly Line of 11400 South Street as widened; thence South 88°07'18" East 226.66 feet along said Southerly Line; thence South 0°21'11" West 275.44 feet; thence South 89°46'25" East 264.00 feet to the point of beginning.

Basis of Bearings is a line between monuments found for the South Quarter Corner and the Southeast Corner of Section 24, Township 3 South, Range 1 West, Salt Lake Base and Meridian, being a bearing of South 89°32'31" East.

Contains 523,794 square feet or 12.025 acres.

1

12203787
1/11/2016 4:11:00 PM \$17.00
Book - 10394 Pg - 7641-7644
Gary W. Ott
Recorder, Salt Lake County, UT
FOUNDERS TITLE
BY: eCASH, DEPUTY - EF 4 P.

SPECIAL WARRANTY DEED
(East and Triangular Parcels)

**WHEN RECORDED RETURN TO,
AND SEND TAX NOTICES TO:**

Miller Family Real Estate, L.L.C.
Attention: Scott Bates
9350 South 150 East, Suite 1000
Sandy, UT 84070

Parcel ID Nos. 27-24-401-006-0000
27-24-401-003-0000

SPECIAL WARRANTY DEED

Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-day Saints, a Utah corporation sole, of Salt Lake County, State of Utah, ("Grantor"), hereby conveys and warrants against all who claim by, through, or under Grantor to Miller Family Real Estate, L.L.C., a Utah limited liability company, of Salt Lake County, State of Utah, Grantee, for the sum of Ten Dollars and other good and valuable consideration, an undivided 7.7842% interest as tenant in common in the following described tract of land in Salt Lake County, Utah, to wit:

See attached Exhibit A

TOGETHER WITH all rights, privileges and appurtenances thereof.

SUBJECT TO easements, restrictions and rights-of-way of record and other matters of record and all matters that a physical inspection or accurate survey of the property would disclose; and property taxes and assessments for the year 2016 and thereafter.

WITNESS the hand of said Grantor this 8 day of January, 2016.

GRANTOR:

Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-day Saints, a Utah corporation sole

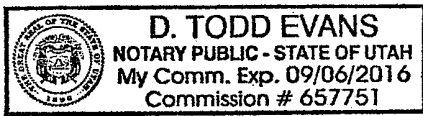
By: [Signature]
Its: Authorized Agent

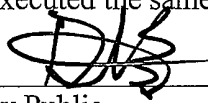
[Signature]



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

The foregoing instrument was acknowledged before me this 8 day of January, 2016, by Robert W Cautwell, an Authorized Agent of Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-day Saints, a Utah corporation sole, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the foregoing instrument and that he executed the same in his authorized capacity, and that by his signature on the instrument, the entity upon behalf of which the person acted, executed the same.





Notary Public

**EXHIBIT A TO SPECIAL WARRANTY DEED
LEGAL DESCRIPTION**

14.17 acres of land located in Salt Lake County, State of Utah and more particularly described as follows:

Parcel 1:

A part of the Southeast Quarter of Section 24, Township 3 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Salt Lake County, Utah:

Beginning at a point on the Southerly Line of 11400 South Street as widened located 61.32 feet South 0°21'11" West along the Quarter Section Line from the Center of said Section 24; and running thence along said Southerly Line of 11400 South Street as widened the following seven courses: South 88°07'08" East 50.00 feet; South 84°34'00" East 107.90 feet; Easterly along the arc of an 8061.25 foot radius curve to the left a distance of 157.62 feet (Center bears North 1°22'29" East, Central Angle equals 1°07'13" and Long Chord bears South 89°11'07" East 157.62 feet) to a point of tangency; South 89°44'44" East 209.92 feet; South 2°37'54" East 19.29 feet; South 42°07'56" East 49.96 feet; and South 89°40'13" East 0.07 feet to the Westerly Line of Lone Peak Parkway; thence along said Westerly Line the following two courses: South 4°46'51" East 208.45 feet and South 3°42'42" East 369.59 feet to the Northwesterly Line of the Salt Lake and Jordan Canal as it exists on the ground; thence along said Northwesterly Line of the Canal the following six courses: South 20°40'59" West 93.59 feet; South 23°15'13" West 108.97 feet; South 32°32'50" West 29.31 feet; South 43°07'38" West 141.65 feet; South 45°04'06" West 98.61 feet; and South 38°07'17" West 78.26 feet; thence North 89°46'16" West 50.64 feet; thence North 0°12'27" East 18.00 feet; thence North 89°46'16" West 249.92 feet to the Quarter Section Line; thence North 0°21'11" East 1075.70 feet to the point of beginning.

Basis of Bearings is a line between monuments found for the South Quarter Corner and the Southeast Corner of Section 24, Township 3 South, Range 1 West, Salt Lake Base and Meridian, being a bearing of South 89°32'31" East.

Contains 578,376 square feet or 13.278 acres.

Parcel 2:

A part of the Southeast Quarter of Section 24, Township 3 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Salt Lake County, Utah:

Beginning at a point on the Southeasterly Line of the Salt Lake and Jordan Canal as it exists on the ground located 1155.01 feet South 0°21'11" West along the Quarter Section Line and 384.24 feet South 89°46'16" East from the Center of said Section 24; and running thence along said Southeasterly Line of the Canal the following five courses: North 38°07'17" East 22.89 feet; North 45°04'06" East 95.73 feet; North 43°07'38" East 148.87 feet; North 32°32'50" East 40.79 feet; and North 23°15'13" East 83.39 feet to the Westerly Line of Lone Peak Parkway;

thence South $9^{\circ}01'17''$ East 310.26 feet along said Westerly Line; thence North $89^{\circ}46'16''$ West 287.19 feet to the point of beginning.

Basis of Bearings is a line between monuments found for the South Quarter Corner and the Southeast Corner of Section 24, Township 3 South, Range 1 West, Salt Lake Base and Meridian, being a bearing of South $89^{\circ}32'31''$ East.

Contains 38,873 square feet or .892 acres.

-8-

12203788
1/11/2016 4:11:00 PM \$14.00
Book - 10394 Pg - 7645-7647
Gary W. Ott
Recorder, Salt Lake County, UT
FOUNDERS TITLE
BY: eCASH, DEPUTY - EF 3 P.

SPECIAL WARRANTY DEED
(West Parcel)

**WHEN RECORDED RETURN TO,
AND SEND TAX NOTICES TO:**

Miller Family Real Estate, L.L.C.
Attention: Scott Bates
9350 South 150 East, Suite 1000
Sandy, UT 84070

Parcel ID No. 27-24-300-020-0000

SPECIAL WARRANTY DEED

Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-day Saints, a Utah corporation sole, of Salt Lake County, State of Utah, ("Grantor"), hereby conveys and warrants against all who claim by, through, or under Grantor to Miller Family Real Estate, L.L.C., a Utah limited liability company, of Salt Lake County, State of Utah, Grantee, for the sum of Ten Dollars and other good and valuable consideration, an undivided 4.5545% interest as tenant in common in the following described tract of land in Salt Lake County, Utah, to wit:

See attached Exhibit A

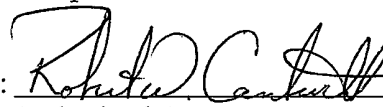

TOGETHER WITH all rights, privileges and appurtenances thereof.

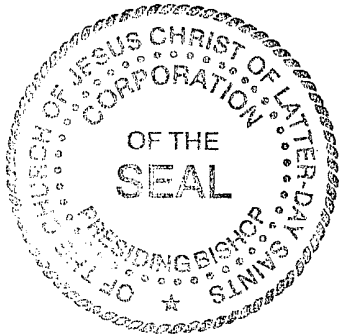
SUBJECT TO easements, restrictions and rights-of-way of record and other matters of record and all matters that a physical inspection or accurate survey of the property would disclose; and property taxes and assessments for the year 2016 and thereafter.

WITNESS the hand of said Grantor this 8 day of January, 2016.

GRANTOR:

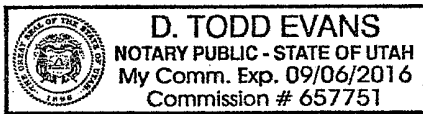
Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-day Saints, a Utah corporation sole

By: 
Its: Authorized Agent 



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

The foregoing instrument was acknowledged before me this 8 day of January, 2016, by Robert W. Cartell, an Authorized Agent of Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-day Saints, a Utah corporation sole, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the foregoing instrument and that he executed the same in his authorized capacity, and that by his signature on the instrument, the entity upon behalf of which the person acted, executed the same.



A handwritten signature in black ink, appearing to read "D. Todd Evans", written over a horizontal line.

Notary Public

**EXHIBIT A TO SPECIAL WARRANTY DEED
LEGAL DESCRIPTION**

12.025 acres of land located in Salt Lake County, State of Utah and more particularly described as follows:

A part of the Southwest Quarter of Section 24, Township 3 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Salt Lake County, Utah:

Beginning at a point on the Quarter Section Line located 330.00 feet South $0^{\circ}21'11''$ West along the Quarter Section Line from the Center of said Section 24; and running thence South $0^{\circ}21'11''$ West 825.00 feet; thence North $89^{\circ}46'25''$ West 591.61 feet to the Easterly Line of the Railroad Right-of-Way as widened; thence North $5^{\circ}34'00''$ East 1111.80 feet along said Easterly Line to the Southerly Line of 11400 South Street as widened; thence South $88^{\circ}07'18''$ East 226.66 feet along said Southerly Line; thence South $0^{\circ}21'11''$ West 275.44 feet; thence South $89^{\circ}46'25''$ East 264.00 feet to the point of beginning.

Basis of Bearings is a line between monuments found for the South Quarter Corner and the Southeast Corner of Section 24, Township 3 South, Range 1 West, Salt Lake Base and Meridian, being a bearing of South $89^{\circ}32'31''$ East.

Contains 523,794 square feet or 12.025 acres.

When recorded, return to:
Miller Family Real Estate
Attn: Scott Bates
9350 South 150 East #1000
Sandy, UT 84070

12203789
1/11/2016 4:11:00 PM \$12.00
Book - 10394 Pg - 7648-7649
Gary W. Ott
Recorder, Salt Lake County, UT
FOUNDERS TITLE
BY: eCASH, DEPUTY - EF 2 P.

Property # 501-2271, 501-2272

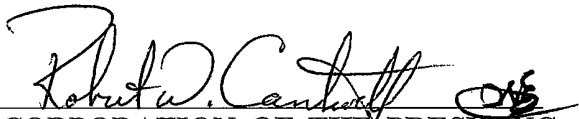
QUIT CLAIM DEED

CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole, GRANTOR, hereby QUIT CLAIMS to **MILLER FAMILY REAL ESTATE, L.L.C.**, A Utah limited liability company, GRANTEE, of 9350 South 150 East, Suite 1000, Sandy, UT 84070 for the sum of Ten Dollars (\$10.00) and other valuable consideration, all of grantors right title and interest in the following described real property situate in the County of Salt Lake, State of Utah, and more particularly described as follows: to-wit:

Legal Description Attached as Exhibit A

IN WITNESS WHEREOF, the said Grantor has hereto subscribed his/her/their name and this 7th day of January, 2016.

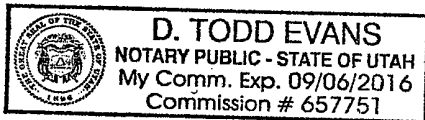



CORPORATION OF THE PRESIDING
BISHOP OF THE CHURCH OF JESUS
CHRIST OF LATTER-DAY SAINTS, a
Utah corporation sole
By: Robert W. Cantwell
Its: Authorized Agent

STATE OF UTAH)
 :SS
COUNTY OF SALT LAKE)

On this 7 January 2016, personally appeared before me Robert W. Cantwell, personally known to me to be an Authorized Agent of **CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS**, a Utah corporation sole, who acknowledged before me that he signed the foregoing instrument as Authorized Agent for said corporation, and that the seal impressed on the within instrument is the seal of said Corporation; and that said instrument is the free and voluntary act of said Corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument on behalf of said Corporation and that said Corporation executed the same.

WITNESS my hand and official seal.



A handwritten signature in black ink, appearing to read "D. Todd Evans".

Notary Public for the
State of Utah

Exhibit A

A parcel of land situate in the NE1/4SW1/4 and in the NW1/4SE1/4 of Section 24, T. 3 S., R. 1 W., S.L.B. & M. The boundaries of said parcel of land are described as follows:

Beginning at the Center Quarter Corner of said Section 24 (Note: basis of bearing for this survey is South between the monuments representing the Center Quarter Corner and South Quarter Corner of said Section 24), and running thence N.89°52'26"E. 18.83 feet along the quarter section line of said section 24 to the intersection of the existing easterly right of way line of 300 west street and said quarter section line; thence South 1138.54 feet along said easterly right of way line of 300 west street; thence East 297.00 feet; thence South 16.50 feet to the south line of that parcel of land granted in book 8-Y at page 242 as entry number 292670; thence West 340.58 feet along said south line to the westerly right of way line of 300 west street; thence along said westerly right of way line North 1154.95 feet to the intersection of the existing westerly right of way line of 300 west street and said quarter section line; thence along said quarter section line N.89°52'26"E. 24.75 feet to the point of beginning.

The above described parcel of land contains 55,235 square feet or 1.268 acres in area, more or less.

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

12203883
1/12/2016 8:04:00 AM \$14.00
Book - 10394 Pg - 8025-8027
Gary W. Ott
Recorder, Salt Lake County, UT
FOUNDERS TITLE
BY: eCASH, DEPUTY - EF 3 P.

Quit Claim Deed

Salt Lake County

Tax ID No. 27-24-300-021
PIN No. 2421
Project No. SP-15-7(156)293
Parcel No. 15-7:343:T2Q

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 Miller Family Real Estate L.L.C. - of 9350 S. 150 E #1000, Grantee, at Sandy City, County of Salt Lake, State of Utah, Zip 84070 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 tract of land, situate in the NE1/4SW1/4 of Section 24, T.3S., R.1W., S.L.B.&M. The boundaries of said tract of land are described as follows:

Beginning at the intersection of the southerly right of way line of 11400 South and the westerly right of way line of 300 West Street, which point is 24.75 feet West and 66.62 feet S.00°07'34"W. from the Center Quarter Corner of said Section 24, as monumented; and running thence S.88°19'03"E. 24.76 feet to the Quarter Section line; thence S.00°07'34"W. 262.65 feet (South by record); thence West 24.75 feet to the westerly right of way line of 300 West Street; thence N.00°07'34"E. 263.38 feet along said westerly right of way line to the point of beginning. The above described tract of land contains 6,510 square feet or 0.149 acre in area, 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
UDOT RW-05UD (12-01-03)

PAGE 2

PIN No. 2421
Project No. SP-15-7(156)293
Parcel No. 15-7:343:T2Q

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.

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.

Continued on Page 3
UDOT RW-05UD (12-01-03)

12203884
1/12/2016 8:04:00 AM \$14.00
Book - 10394 Pg - 8028-8030
Gary W. Ott
Recorder, Salt Lake County, UT
FOUNDERS TITLE
BY: eCASH, DEPUTY - EF 3 P.

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

Quit Claim Deed

Salt Lake County

Tax ID No. 27-24-300-021
PIN No. 2421
Project No. SP-15-7(156)293
Parcel No. 15-7:343:TQ

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 Miller Family Real Estate L.L.C. of 9350 S 150 E #1000,

Grantee, at Sandy City, County of Salt Lake, State of Utah, Zip 84070, 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 tract of land situate in the NE1/4SW1/4 of Section 24, T.3S., R.1W., S.L.B.&M. The boundaries of said tract of land are described as follows:

Beginning at the intersection of the southerly right of way line of 11400 South and the westerly right of way line of 300 West Street, which point is 24.75 feet West and 66.62 feet S.00°07'34"W. from the Center Quarter Corner of said Section 24, as monumented; and running thence S.00°07'34"W. 263.38 feet (South by record) along the westerly right of way line of 300 West Street; thence S.89°59'58"W. 239.25 feet; thence N. 00°07'34"E. 275.54 feet to the southerly right of way of UDOT Project No. SP-15-7(156)293 (11400 South Street); thence along said southerly right of way line the following three (3) courses: (1) S.88°20'53"E. 46.39 feet; thence (2) S.86°20'43"E. 149.94 feet; thence (3) S.88°19'03"E. 43.24 feet to the point of beginning. The above described tract of land contains 64,479 square feet or 1.480 acres in area, more or less.

RESERVING THEREFROM UNTO GRANTOR a perpetual easement, upon part of the above tract of land situate in the NE1/4SW1/4 of Section 24, T.3S., R.1W., S.L.B.&M., for the purpose of constructing cut and/or fill slopes and appurtenant parts thereof. The easement reserves the right to maintain and continue the existence of said cut and/or fill slopes in the same grade and slope ratio as constructed by UDOT, and reserves all rights to change the vertical distance or grade of said cut and/or fill slopes unto the Grantor. Grantor acknowledges that Grantee may construct improvements which modify the existing grade within the below described easement area in accordance with permits obtained from Grantor in accordance with Grantor's standard approval process. The Easement shall run with the Real Property and shall be binding upon the Grantee and the Grantee's successors, heirs and assigns. The boundaries of said easement are described as follows:

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PIN No. 2421
Project No. SP-15-7(156)293
Parcel No. 15-7:343:TQ

Parcel 343:E

Beginning at the intersection of the southerly right of way line of 11400 South and the westerly right of way line of 300 West Street, which point is 24.75 feet West and 66.62 feet S.00°07'34"W. from the Center Quarter Corner of said Section 24, as monumented; and running thence S.00°07'34"W. 71.38 feet along the westerly right of way line of 300 West Street; thence S.72°42'40"W. 44.59 feet; thence S.88°11'45"W. 196.82 feet to the westerly boundary line of said tract; thence N.00°07'34"E. 103.00 feet along said westerly boundary line to the southerly right of way line of UDOT Project SP-15-7(156)293 (11400 South Street); thence along said southerly right of way line the following three (3) courses and distances: (1) S.88°20'53"E. 46.39 feet; thence (2) S.86°20'43"E. 149.94 feet; thence (3) S.88°19'03"E. 43.24 feet to the point of beginning. The above described easement contains 22,018 square feet or 0.506 acre in area, 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.

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.

Together with and subject to an existing access. The Department considers access control rights an asset that is purchased and can be sold. Any approved changes to limited-access or no-access lines requires reimbursement to the Department of its fair market value. If the access opening is approved and is to serve private property, the property owner shall pay the Department for property appreciation, resulting from the Department's relinquishment of the access. The appreciation of the private property involved shall be determined by an independent licensed appraiser as listed within the Department's certified pool of approved appraisers. The property appraisal must show the property valuation before the access is created or modified (the before condition) and after the access is created or modified (the after condition). The difference in the appraised property valuation in the before condition, when compared with the appraised property valuation in the after condition, determines the current fair market value for the access, which shall be the price of the access. Because appraised access valuation costs are a major consideration for any development-related initiative, it is considered a best practice for the applicant to obtain the appraisal at the beginning of the grant of access application process. Upon approval to modify a limited-access line or no-access line, the applicant must pay the fair market value of the access right acquired from the Department. The property owner shall also pay all costs for construction of gates, approaches and any other incidental construction costs involved.


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 Parcel No. 15-7:343:TQ

Together with and subject to any and all easements, rights of way and restrictions appearing of record or enforceable in law and equity.

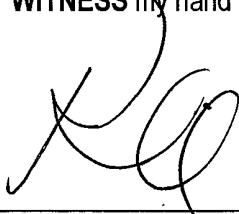
Junkyards, as defined in Title 23 United States Code, Section 136, shall not be established or maintained on the above described tracts of lands.

IN WITNESS WHEREOF, said UTAH DEPARTMENT OF TRANSPORTATION has caused this instrument to be executed this 11 day of Jan, A.D. 20 10, by its Director of Right of Way.

STATE OF UTAH)	UTAH DEPARTMENT OF TRANSPORTATION
) ss.	
COUNTY OF SALT LAKE)	By <u></u>
		Director of Right of Way

On the date first above written personally appeared before me, Lyle P. 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.


 Notary Public

