

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



ENT 25508:2017 PG 1 of 4  
JEFFERY SMITH  
UTAH COUNTY RECORDER  
2017 Mar 16 11:42 am FEE 0.00 BY SW  
RECORDED FOR UDOT

**Quit Claim Deed**  
(CONTROLLED ACCESS)  
Utah County

Tax ID No. 13-030-0073  
Parcel No. R399:101:STAQ  
Project No. S-R399(42)

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 Darrel Grange and Marede Grange, as to an undivided 1/2 interest, and Rhonda Grange Family Living Trust dated March 17, 2008 as to an undivided 1/2 interest, Grantee, at 1385 W. 700 S. Lehi, County of \_\_\_\_\_ Utah, State of Utah, for the sum of Ten Dollars, and other good and valuable considerations, the following described tract of land in Utah County, State of Utah, to-wit:

A tract of land situated in the Northeast Quarter of the Northeast Quarter of Section 19, Township 5 South, Range 1 East, Salt Lake Base and Meridian. The boundaries of said tract of land are described as follows:

Beginning at a point on the northerly highway right of way and limited access line of Pioneer Crossing which is 675.26 feet South 89°44'04" West along the section line and 412.46 feet SOUTH from the Northeast corner of said Section 19; thence along said northerly highway right of way and limited access line of Pioneer Crossing (2) two courses as follows: North 72°27'46" West 213.82 feet to a point of curvature and northwesterly along the arc of a 1560.00 foot radius curve to the left a distance 123.31 feet (central angle equals 04°31'44" and long chord bears North 74°43'38" West 123.28 feet) to the grantors westerly property line; thence along said grantors westerly property line North 00°42'10" East 10.31 feet to the grantors northerly property line; thence along said grantors northerly property line EAST 167.96 feet; thence South 00°15'59" East 32.51 feet; thence South 89°53'50" East 154.57 feet; thence SOUTH 74.43 feet 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 part of an entire tract contains 13,299 square feet or 0.305 acres.

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 principle 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 the 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.

The above described tract of land is granted without access to or from the adjoining highway over and across the south line of the above described tract, being the north right of way and limited access line of said PIONEER CROSSING.

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

#### Parcel 101:E

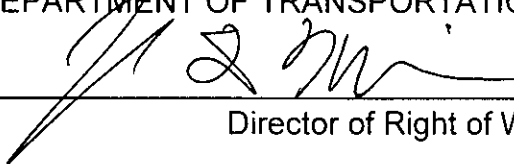
Reserving therefrom unto grantor a perpetual easement, upon a part of an entire tract of property, situated in the Northeast quarter of the Northeast quarter of Section 19, Township 5 South, Range 1 East, Salt Lake Base and Meridian for the purpose of constructing and maintaining thereon public utilities and appurtenant parts thereof to facilitate the construction of an expressway known as Project No. S-R399(42) also known as Pioneer Crossing, including, but not limited to ATMS Fiber Optic conduit, electrical service transmission lines, culinary and closed irrigation water facilities; and highway appurtenances including, but not limited to, slopes, street lighting facilities and traffic information signs. The easement includes 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 includes and reserves unto grantor all rights to change the vertical distance or grade of said cut and/or fill slopes. The easement shall run with the Real Property and shall be binding upon the Grantee and the Grantee's successors, heirs and assigns. Said easement more particularly described as follows:

Beginning at a point on the northerly highway right of way and limited access line of Pioneer Crossing which is 675.26 feet South 89°44'04" West along the section line and 412.46 feet SOUTH from the Northeast corner of said Section 19; thence along said northerly highway right of way and limited access line of Pioneer Crossing (2) two courses as follows: North 72°27'46" West 213.82 feet to a point of curvature and northwesterly along the arc of a 1560.00 foot radius curve to the left a distance 123.31 feet (central angle equals 04°31'44" and long chord bears North 74°43'38" West 123.28 feet) to the grantors westerly property line; thence along said grantors westerly property line North 00°42'10" East 10.31 feet to the grantors northerly property line; thence along said grantors northerly property line EAST 80.43 feet to a non-tangent point on a curve; thence southeasterly along the arc of a 1590.00 foot radius curve to the right a distance of 49.48 feet (central angle equals 01°46'58" and long chord bears South 73°21'15" East 49.47 feet); thence South 72°27'46" East 42.21 feet; thence South 00°15'59" East 5.61 feet; thence South 89°53'50" East 17.84 feet; thence South 72°27'46" East 143.39 feet; thence SOUTH 31.46 feet 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 part of an entire tract contains 9,206 square feet or 0.211 acres

**IN WITNESS WHEREOF**, said UTAH DEPARTMENT OF TRANSPORTATION has caused this instrument to be executed this 8th day of March, A.D. 2017 by its Director of Right of Way.

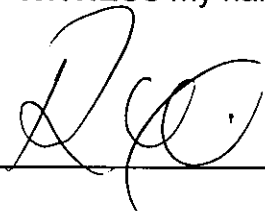
UTAH DEPARTMENT OF TRANSPORTATION

By   
Director of Right of Way

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

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

