

Ent 165954 Bk 1065 Pg 681
Date: 21-JUL-2021 10:22:42AM
Fee: NonFiled By: CH
CINDI HOLYOAK, Recorder
SAN JUAN COUNTY CORPORATION
For: UTAH DEPARTY OF TRANSPORTATION

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

WITH A COPY TO:
Amer Tumeh
701 Main Street
Bluff, UT 84512

Quit Claim Deed

San Juan County

40521E26000
Affecting Tax No. N/A
PIN No. 990050
Project No. F-050-1(2)
Parcel No. 050-1:3B:Q

The UTAH DEPARTMENT OF TRANSPORTATION, Grantor, by its duly appointed Director of Right of Way, of Salt Lake City, County of Salt Lake, State of Utah, hereby QUIT CLAIMS to the Desert Rose Inn, LLC, Grantee, at PO Box 148, Bluff, County of San Juan, State of Utah, Zip 84512, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described tracts of land in San Juan County, State of Utah, to-wit:

A parcel of land, being part of two (2) tracts of property, 050-1:3B and 050-1:4, situate in the SE1/4 NE1/4 and the SW1/4 NE1/4 of Section 26, Township 40 South, Range 21 East, Salt Lake Base & Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the intersection of the existing southerly right of way line of Highway 191 and the east line of Block 18 of the Cottonwood Addition, as recorded August 7, 1957 as Entry No. R-8352 in the office of the San Juan County Recorder which point is located approximately 42.83 feet S.04°00'00"E. from the northeast corner of said Block 18, and running thence southwesterly along said existing southerly right of way line, along the arc of a 4483.662 foot radius non-tangent curve to the left (radius bears: S.07°43'11"E.) 605.59 feet through a central angle of 07°44'19" (chord bears S.78°24'39"W. 605.13 feet) to a point in the extension of the westerly boundary line of that certain parcel shown on the Record of Survey for Tumeh, as filed in the office of the San Juan County Surveyor, File No. 227, by Douglas E. Pehrson, PLS, signed February 16, 1998; thence along said westerly line N.25°17'24"W. (Record N.25°37'00"W.) 40.59 feet; thence northeasterly along the arc of a 4523.622 foot radius non-tangent curve to the right (radius bears: S.15°32'47"E.) 620.52 feet through a central angle of 07°51'34" (chord bears N.78°23'00"E. 620.04 feet) to a point in the easterly boundary line of said Block 18; thence along said easterly block line S.04°00'00"E. 40.08 feet to the point of beginning.

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

29

Page 2

PIN No. 990050
Project No. F-050-1(2)
Parcel No. 050-1:3B:Q

The above described tract of land contains 24,521 square feet in area or 0.563 acre.

(Note: Rotate above bearings 01°31'09" counterclockwise to equal Highway 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 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 23 United States Code, Section 136, shall not be established or maintained on the above described tracts of lands.

Page 3

PIN No. 990050
Project No. F-050-1(2)
Parcel No. 050-1:3B:Q

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

UTAH DEPARTMENT OF TRANSPORTATION

By *Charles A. Stormont*
Charles A. Stormont, Director of Right of Way

On this 14th day of July, in the year 2021, before me personally appeared Charles A. Stormont, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me being duly sworn/affirmed, did say that he is the Director of Right of Way of the UTAH DEPARTMENT OF TRANSPORTATION.

[Signature]
Notary Public

