

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

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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.

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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 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.

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