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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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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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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)
) ss. UTAH DEPARTMENT OF TRANSPORTATION
COUNTY OF SALT LAKE) By [Signature]
) 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.

[Signature]
Notary Public

