

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

12114803
8/18/2015 11:21:00 AM \$14.00
Book - 10353 Pg - 5465-5467
Gary W. Ott
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 3 P.

NCS - 713176

Quit Claim Deed

Salt Lake County

Affecting Tax ID No. 27-01-401-021
Parcel No. 15-7:3:STQ
Project No. SP-15-7(104)297

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 SANDY TECH CENTER ONE, LLC, a Utah limited liability company, Grantee, at 9090 S. Sandy Parkway #100, Sandy Utah, County of Salt Lake, State of Utah, Zip 84070, for the sum of TEN Dollars, and other good and valuable considerations, the following described tract of land in Salt Lake County, State of Utah, to-wit:

See attached Exhibit "A"

Signs, Billboards, outdoor Advertising structures, or advertising of any kind as defined in 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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UDOT RW-05UD (12-01-03)

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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 described 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.

IN WITNESS WHEREOF, said UTAH DEPARTMENT OF TRANSPORTATION has caused this instrument to be executed this 10TH day of AUGUST, A.D. 20 15, 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, JAMES OLSCHIEWSKI, 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

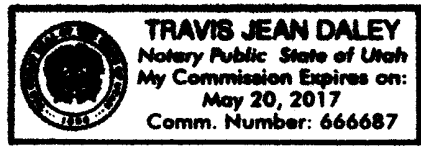


Exhibit "A"

A tract of land, situate in the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 1, T3S, R1W, SLB&M. The boundaries of said tract of land are described as follows:

Beginning at the Northeast corner of an entire tract of property which point is 1351.02 ft (Record 411.791 meters) S 89°59'37" W (Record S 89°59'19" W) along the quarter section line and 619.27 ft (Record 188.885 meters by deed but 188.752 meters by measurement) SOUTH and 223.33 ft (Record 68.071 meters) WEST from the East Quarter corner of said Section 1; and running thence SOUTH 107.99 ft along the East boundary line of said entire tract to a point in the arc of an 259.35 ft radius curve to the right, said point being 35.93 ft perpendicular distant northwesterly from the centerline of a connector road known as Monroe South Street incident to the reconstruction of a freeway known as Project No. 15-7 at Engineers Station 15+350.305 meters; thence Westerly 17.75 ft along the arc of said curve concentric with said centerline (Note: Chord to said curve bears S 79°30'54" W for a distance of 17.74 ft); thence S 79°08'33" W 144.95 ft to a point 30.02 ft perpendicularly distant northerly from said centerline at Engineers Station 15+300.000 meters; thence S 81°28'39" W 127.76 ft parallel to said centerline; thence S 83°48'59" W 31.26 ft to the west boundary line of said entire tract; thence NORTH 160.83 ft along said west boundary line to the northwest corner of said entire tract; thence EAST 317.23 ft (Record 98.472 meters by deed but 96.692 meters by measurement) along the north line of said entire tract to the point of beginning. The above described tract of land contains 43,335 sq ft or 0.995 acre, more or less.

(Note: Rotate the above bearings 00°14'57" clockwise to equal highway bearings.)