

WHEN RECORDED MAIL TO:  
1010 Sterling, LLC  
1528 Evergreen Lane  
Salt Lake City, UT 84106  
MTC File No. 237617

12228900  
2/25/2016 4:42:00 PM \$12.00  
Book - 10405 Pg - 8664-8665  
Gary W. Ott  
Recorder, Salt Lake County, UT  
MERIDIAN TITLE  
BY: eCASH, DEPUTY - EF 2 P.

**SPECIAL WARRANTY DEED  
(Controlled Access)**

**\*\*corrective\*\***

\*\*This Deed is given to correct the  
Point of Beginning on that Deed  
Recorded 2/12/2016 as Entry #12221772\*\*

Parcel No. 215-9:311:TAQ  
Project No. I-415-9(4)297  
Affecting Tax ID No.'s 16-35-481-001  
Ref. Proj. IR-215-9(83)4

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, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, hereby CONVEYS and WARRANTS against all who claim by, through, or under the grantor to

1010 Sterling, LLC, a Utah limited liability company

as GRANTEE, the following described real property situated in Salt Lake County, State of Utah, to-wit:

An entire tract of property situate in the NE1/4SE1/4 of Section 35, Township 1 South, Range 1 East, Salt Lake Base and Meridian. The boundary of said tract of land is described as follows:

Beginning at the intersection of the westerly right of way line of Wasatch Boulevard and the south line of said NE1/4SE1/4, which point is 50 feet West from the Southeast corner of said NE1/4SE1/4 and running thence West 230.00 feet; thence North 00°13'44" East 80.00 feet along a line which is parallel with and 230.00 feet perpendicularly distant westerly from said westerly right of way line of Wasatch Boulevard to the southerly Non-Access (N/A) Line of the Interstate 215 (I-215) on ramp; thence East 100.16 feet along said N/A Line; thence North 72°53'50" East 136.02 feet along said N/A Line to the said westerly right of way line of Wasatch Boulevard; thence South 00°13'44" West 120.00 feet to the point of beginning. The above described tract of land contains 20,997 square feet in area or 0.482 of an acre, more or less.

Tax Parcel No. 16-35-481-001

Pursuant to Title 72, Chapter 6, Section 117, Utah Code Annotated, 1998, as amended, the above described tract of land is granted without access to or from the adjoining highway over and across the (northerly) boundary line of said tract of land.

Together with and subject to any and all easements, rights of way, and restrictions, appearing of record or enforceable in law and equity.

The Grantor reserves the right 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.

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.

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

Subject to general property taxes for the current year and thereafter.

IN WITNESS WHEREOF, said UTAH DEPARTMENT OF TRANSPORTATION has caused this instrument to be executed this 25<sup>th</sup> day of February, 2016, by its Director of Right of Way.

UTAH DEPARTMENT OF TRANSPORTATION

By: [Signature]  
Director of Right of Way

STATE OF UTAH                    )  
  :SS  
COUNTY OF SALT LAKE        )

On the dated first above written personally appeared before me, LYCE McMICHAEL, 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

