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ADAM GARDINER
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 4 P.

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

97351 - AF

Quit Claim Deed

Salt Lake County

Affecting Tax ID No. 33-01-102-003
PIN No. 990154
Project No. SP-0154(8)0
Parcel No. 0154:20F:C2AQ

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 Gardner Eighth & Main Vista, L.C., a Utah limited liability company, Grantee, at 201 South Main Street, Suite 2000, Salt Lake City, County of Salt Lake, State of Utah, Zip 84111, 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, being part of an entire tract of property situate in Governmental Lot 4 and SW1/4NW1/4 of Section 1, T.4S., R.1W., S.L.B.&M. The boundaries of said tract of land are described as follows:

Beginning at a point in the easterly boundary line of said entire tract which point is 1,346.27 feet S.89°58'34"E. along the north line of said Section 1 and 696.58 feet S.00°56'05"W. along the easterly line of said Lot 4 from the Northwest Corner of said Section 1, said point is also approximately 53.00 feet radially distant southerly from the 600 West Street control line opposite engineer station 366+00.86; and running thence S.00°56'05"W. 1,182.16 feet along said easterly boundary line to the northerly right of way and no-access line of Bangerter Highway at a point 131.00 feet perpendicularly distant northerly from the Bangerter Highway control line; thence along said northerly right of way and no-access line the following (3) three courses: (1) S.56°34'27"W. 647.94 feet to a point 261.00 feet perpendicularly distant northwesterly from said control line opposite engineer station 157+00.00; (2) thence N.84°40'05"W. 108.97 feet to the beginning of a 750.00-foot radius non-tangent curve to the right (Note: center bears N.72°30'52"E.) at a point 100.00 feet radially distant easterly from said 600 West Street control line opposite engineer station 347+40.00; (3) thence northerly along the arc of said curve 177.56 feet through a

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delta of $13^{\circ}33'54''$ (Note: chord to said curve bears $N.10^{\circ}42'11''W.$ for a distance of 177.15 feet) to the easterly right of way line of 600 West Street and the beginning of a 750.00-foot radius compound curve to the right at a point 88.16 feet radially distant easterly from said 600 West Street control line opposite engineer station 349+40.00; thence along said easterly right of way line the following (5) five courses: (1) northerly along the arc of said curve 355.71 feet through a delta of $27^{\circ}10'28''$ (Note: chord to said curve bears $N.09^{\circ}40'00''E.$ for a distance of 352.39 feet) to a line parallel with and 65.00 feet perpendicularly distant easterly from said control line opposite engineer station 353+26.33; (2) thence $N.23^{\circ}15'14''E.$ 413.67 feet along said parallel line to a point opposite engineer station 357+40.00; (3) thence $N.11^{\circ}56'38''E.$ 61.19 feet to a line parallel with and 53.00 feet perpendicularly distant easterly from said control line opposite engineer station 358+00.00; (4) thence $N.23^{\circ}15'14''E.$ 207.36 feet along said parallel line to the beginning of a 709.00-foot radius curve to the right, concentric with said control line opposite engineer station 360+07.36; (5) thence northeasterly along the arc of said curve 552.22 feet through a delta of $44^{\circ}37'35''$ (Note: chord to said curve bears $N.45^{\circ}34'01''E.$ for a distance of 538.37 feet) to the point of beginning. The above described parcel of land contains 663,686 square feet or 15.236 acres in area, more or less.

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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.

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 freeway over and across the no-access line as described above.

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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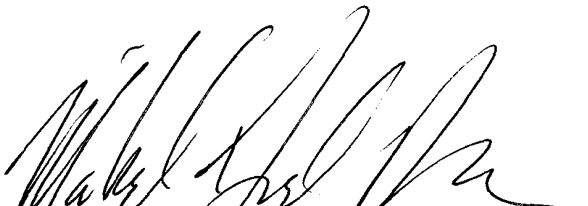
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IN WITNESS WHEREOF, said UTAH DEPARTMENT OF TRANSPORTATION has caused this instrument to be executed this 27th day of June, A.D. 20 18, by its Director of Right of Way.

STATE OF UTAH) UTAH DEPARTMENT OF TRANSPORTATION
) ss.
COUNTY OF SALT LAKE) By Charles Stormont

On the date first above written personally appeared before me, Charles Stormont, 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.



Notary Public

