

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

FATC NCS-UDOT-016

13029804  
7/15/2019 3:16:00 PM \$40.00  
Book - 10803 Pg - 5505-5507  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
FIRST AMERICAN NCS  
BY: eCASH, DEPUTY - EF 3 P.

## Quit Claim Deed (CONTROLLED ACCESS)

Salt Lake County

Affecting Tax ID No. 27-05-180-002  
27-05-180-004  
PIN No. 8166  
Project No. S-0154(58)3  
Parcel No. 900:TAQ  
Reference PIN No. 12566  
Reference Project No. 0154(12)11

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 Third Rock Capital, LLC, a Utah limited liability company, Grantee, at 2662 N. Park View Ct, Lehi, County of Utah, State of Utah, Zip 84043, 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 the SE1/4 NW1/4 of Section 5, Township 3 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said tract of land are described as follows:

Beginning at the intersection of the northerly highway right of way and no-access line of 9000 South street and the westerly highway right of way and no-access line of State Route 154, (Project No.S-0154(12)11), which point is approximately 2261.96 feet S.89°13'30"E (Record East) along the Quarter Section line and 59.24 feet N.00°46'30"E from the West Quarter corner of said Section 5; and running thence along said northerly highway right of way and no-access line of 9000 South street the following two (2) courses and distances: (1) Westerly 71.36 feet along the arc of a curve to the right with a radius of 5676.58 feet, chord bears S.89°48'59"W. 71.36 feet; thence N.89°49'25"W. 8.25 feet, more or less, (Record 8.81 feet West) to the westerly boundary line of said entire tract; thence N.00°46'30"E.(Record North) 602.02 feet, more or less to the northerly boundary line of said entire tract; thence S.89°13'30"E. (Record East) 161.55 feet, more or less, to said westerly highway right of way and no-access line of State Route 154, thence along said westerly highway right of way and no-access line the following two (2) courses and

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distances: (1) S.05°58'54"W. 548.49 feet; thence S.31°18'55"W. 63.31 feet, more or less, to the point of beginning.

The above described tract of land contains 79,922 square feet in area or 1.835 acres, more or less.

Signs, Billboards, outdoor Advertising structures, or advertising of any kind as defined in 23 United States Code, Section 136, 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 Easterly and Southerly 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.

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

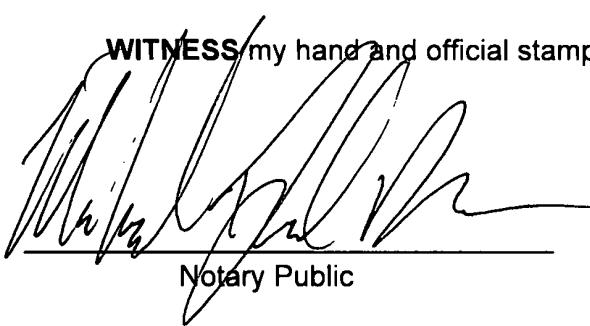
PIN No. 8166  
Project No. S-0154(58)3  
Parcel No. 900:TAQ

**IN WITNESS WHEREOF**, said UTAH DEPARTMENT OF TRANSPORTATION has caused this instrument to be executed this 15<sup>th</sup> day of July, A.D. 20 17, by its Director of Right of Way.

STATE OF UTAH ) UTAH DEPARTMENT OF TRANSPORTATION  
) ss.  
COUNTY OF SALT LAKE )  
By Charles A. Stavmont  
Director of Right of Way

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

