

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

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07/01/2022 01:06 PM By: ggasca Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: MERIDIAN TITLE COMPANY  
64 E WINCHESTER ST SALT LAKE CITY, UT 841075600

## Quit Claim Deed

Salt Lake County

MTC # 322385

Affecting Tax ID No. 20-01-101-023  
PIN No. 8314  
Project No. S-0085(5)0  
Parcel No. 0085:6022: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 Elva Rupp Rushton Properties, LLC, A UTAH LIMITED LIABILITY COMPANY Grantee, at 4441 South 5400 West, West Valley City, County of Salt Lake, State of Utah, Zip 84120, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the tract of land in Salt Lake County, State of Utah, to-wit:

A tract of land, situate in Lot 2, Floyd L. Rushton Subdivision, a subdivision recorded as Entry No. 5634039, Book 93-10, Page 290, in the NW1/4 NW1/4 of Section 1, T.2S., R.2W., S.L.B. & M. The boundaries of said tract of land are described as follows:

Beginning at the northeast corner of said tract in the southerly existing right of way line of 4100 South Street, which corner is 37.31 feet S.00°13'44"W. from the northeast corner of said Lot 2; and running thence along the easterly boundary line of said tract the following two (2) courses: (1) S.00°13'44"W. 98.28 feet to the beginning of a 29.40-foot radius curve to the right; thence (2) southwesterly 27.09 feet along the arc of said curve through a central angle of 52°47'24" (Note: Chord bears S.26°37'19"W. for a distance of 26.14 feet); thence N.89°46'16"W. 77.10 feet along a southerly boundary line; thence S.00°13'44"W. 168.93 feet along the easterly boundary line of said tract to the southeasterly corner of said tract; thence along the southerly boundary line the following two (2) courses: (1) N.59°43'37"W. 19.29 feet; thence (2) N.82°46'10"W. 19.71 feet to the southwest corner of said tract; thence along the westerly boundary line of said tract the following two (2) courses: (1) N.00°07'47"E. 197.55 feet; thence (2) N.00°58'30"W. 80.84 feet to the northeast corner of said tract; thence along said southerly existing right of way line the following two (2) courses: (1) S.89°46'16"E. 106.48 feet to the beginning of a 1,130.00-foot radius tangent curve to the left; thence (2) easterly 20.53 feet along the arc of said curve, through a central angle of 01°02'28" (Note: Chord bears N.89°42'30"E. for a distance of 20.53 feet) to the point of beginning. The above described tract of land contains 21,067 square feet in area or 0.484 acre, 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.

Together with and subject to any and all easements, rights of way and restrictions appearing of record or enforceable in law and equity, including that certain Utah and Salt Lake Canal Company Notice of Easement, recorded as Entry No. 10892664 in Book 9802 at Pages 174 to 278, in the Office of the Salt Lake County Recorder and that certain easement recorded on February 4, 2016, as Entry No. 12217254 in Book 10400 at Page 7867, from the Utah Department of Transportation to Dee Hansen and Adrienne Hansen.

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 27<sup>th</sup> day of June, in the year 2022, by its Director of Right of Way.

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

On the date first above written before me personally appeared, Charles A. Stormont, whose identity is personally known to (or proven on the basis of satisfactory evidence) and who by me being duly sworn/affirmed, did say that he is the Director of Right of Way of the UTAH DEPARTMENT OF TRANSPORTATION.

WITNESS my hand and official stamp the date in this certificate first above written.

[Signature]  
Notary Public

