

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

14342542 B: 11548 P: 1448 Total Pages: 3
02/03/2025 12:13 PM By: tpham Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: METRO NATIONAL TITLE
345 E BROADWAYSALT LAKE CITY, UT 841112604

MNT 102742

Quit Claim Deed

(Controlled Access)

Salt Lake County

Affecting Tax ID No.	14-23-401-005
PIN No.	6851
Project No.	MP-0182(4)
Parcel No.	0182:48:2AQ

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 PC Land Holdings, LLC, a Utah limited liability company, Grantee, at 4100 North Old Highway 40, Park City, County of Summit, State of Utah, Zip 84060, 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 the NE1/4 SE1/4 of Section 23, T.1S., R.2W., S.L.B. & M. The boundaries of said tract of land consisting of portions of parcel 48 are described as follows:

Beginning at the intersection of the easterly right of way and limited access line of the Mountain View Corridor (SR-85) and the southerly right of way line of 2400 South Street, which intersection is 1,194.43 feet N.89°52'12"W. along the quarter section line and 87.38 feet S.00°07'48"W. from the East Quarter Corner of said Section 23, said intersection is also 174.50 feet perpendicularly distant easterly from the Mountain View Corridor Right of Way Control Line opposite engineer station 1893+87.50; and running thence S.88°17'48"E. 496.44 feet along said southerly right of way line of 2400 South Street to the existing westerly right of way line of Anna Caroline Drive; thence along said existing westerly right of way line the following two (2) courses: (1) S.00°14'00"W. 11.71 feet; thence (2) S.00°00'14"E. 375.10 feet to the northerly boundary line of Parcel B, Anna Caroline Drive Subdivision Amended, recorded as Entry No. 13691655, Book 2021P, Page 157, in the office of the Salt Lake County Recorder; thence N.89°52'07"W. 245.53 feet along said northerly boundary line to the northwest corner of said Parcel B; thence S.00°14'00"W. 48.44 feet along the westerly boundary line of said Parcel B to the southerly boundary line of said tract of land; thence N.89°52'07"W. 329.75 feet along said southerly boundary line to said easterly right of way and limited access line at a point 169.74 feet perpendicularly distant easterly from said control line opposite engineer station 1889+31.88; thence N.10°01'11"E. 455.65 feet along said easterly Mountain View Corridor highway right of way and limited access line to the end of said limited access line and the

PIN No. 6851
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point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation. The above described tract of land contains 225,242 square feet in area or 5.171 acres, 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.

Pursuant to Title 72, Chapter 6, Section 117, the above described tract of land is granted without access to or from the adjoining Mountain View Corridor over and across the westerly boundary line of said tract of 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.

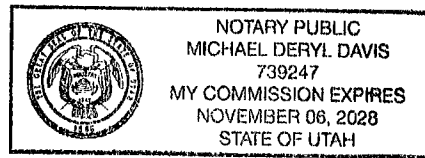
Together with and subject to any and all easements, rights of way and restrictions appearing of record or enforceable in law and equity. Also subject to a Vested Rights Agreement between the Utah Department of Transportation and Rocky Mountain Power recorded as Entry No. 12759196, Book 10667, Page 8919 in the office of the Salt Lake County Recorder.

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

STATE OF UTAH)
) ss. UTAH DEPARTMENT OF TRANSPORTATION
COUNTY OF SALT LAKE) By [Signature]
 Ross Crowe, Director of Right of Way

On this 27th day of January, in the year of 2025, before me personally appeared, Ross Crowe, whose identity is personally known to me (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.

[Signature]
Notary Public



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