



\*W3338964\*

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

E# 3338964 PG 1 OF 4  
Leann H. Kilts, WEBER COUNTY RECORDER  
06-Sep-24 0142 PM FEE \$40.00 DEP LC  
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY,  
ELECTRONICALLY RECORDED

181489-DMF

## Quit Claim Deed

Weber County

Affecting Tax No. 09-101-0005

09-101-0019

SW

PIN No. 16391

Project No. S-R199(324)

Parcel No. R199:423:TQ

The UTAH DEPARTMENT OF TRANSPORTATION, Grantor, by its duly appointed Director of Right of Way, of Salt Lake City, County of Salt Lake, State of Utah, hereby QUIT CLAIMS to RC Centre, L.C., a Utah limited liability company, Grantee, at 2733 East Parleys Way #300, Salt Lake City, County of Salt Lake, State of Utah, Zip 84109, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described tract of land in Weber County, State of Utah, to-wit:

A tract of land, situate in the NE1/4 NE1/4 of Section 23, Township 5 North, Range 2 West, Salt Lake Base and Meridian. The boundaries of said tract of land are described as follows:

Beginning at the intersection of the southerly highway right of way line of 5600 South Street known as UDOT Project No. S-R199(324) and the westerly boundary line of said tract, being the easterly boundary line of Lot 6, Roy City Centre Subdivision, according to the official plat thereof, recorded March 04, 1992, as Entry No. 1169234 in Book 33 at Page 89 in the office of the Weber County Recorder, which point is 230.00 feet N.89°43'34"W. along the Section line and 105.03 feet S.00°27'51"W. from the Northeast corner of said Section 23; and running thence along said southerly highway right of way line the following two (2) courses and distances: (1) S.89°44'46"E. 142.85 feet; (2) thence S.38°05'25"E. 56.12 feet to the westerly highway right of way line of 1900 West Street; thence S.00°33'23"W. 29.28 feet along said westerly highway right of way line to the southerly boundary line of said tract and a northerly boundary line of Lot 3 of said Subdivision; thence N.89°32'09"W. (Record West) 177.78 feet along said northerly boundary line to said westerly boundary line of said tract being the easterly boundary line of said Lot 6 of said Subdivision; thence N.00°27'51"E. 72.64 feet along said boundary line to the point of

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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 contains 12,205 square feet in area or 0.280 acre.

(Note: Above bearings equal NAD83 Highway bearings of Project No. S-R199(324) unless otherwise noted)

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 described property.

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 tract of land.

**Subject to** the following Public Utility Easement:

423:TPUEQ

A public utility easement upon part of an entire tract of property, situate in the NE1/4 NE1/4 of Section 23, Township 5 North, Range 2 West, Salt Lake Base and Meridian. The easement shall run with the Real Property and shall be binding upon the Grantor and the Grantor's successors, heirs and assigns. The boundaries of said public utility easement are described as follows:

Beginning at the intersection of the southerly highway right of way line of 5600 South Street known as UDOT Project No. S-R199(324) and the westerly boundary line of said tract,

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being the easterly boundary line of Lot 6, Roy City Centre Subdivision, according to the official plat thereof, recorded March 04, 1992, as Entry No. 1169234 in Book 33 at Page 89 in the office of the Weber County Recorder, which point is 230.00 feet N.89°43'34"W. along the Section line and 105.03 feet S.00°27'51"W. from the Northeast corner of said Section 23; and running thence along said southerly highway right of way line the following two (2) courses and distances: (1) S.89°44'46"E. 142.85 feet; (2) thence S.38°05'25"E. 56.12 feet to the westerly highway right of way line of 1900 West Street; thence S.00°33'23"W. 29.28 feet along said westerly highway right of way line to the southerly boundary line of said tract and a northerly boundary line of Lot 3 of said Subdivision; thence N.89°32'09"W. (Record West) 15.00 feet along said northerly boundary line; thence N.00°33'23"E. 27.58 feet; thence N.26°00'32"W. 18.66 feet; thence N.42°35'56"W. 25.80 feet; thence N.89°44'46"W. 136.89 feet line to said westerly boundary line of said tract being the easterly boundary line of said Lot 6 of said Subdivision; thence N.00°27'51"E. 10.00 feet along said boundary line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

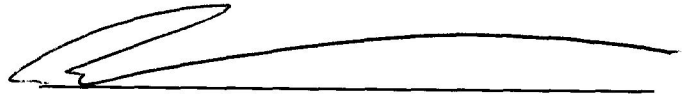
The above described easement contains 2,352 square feet in area or 0.054 acre.

(Note: Above bearings equal NAD83 Highway bearings of Project No. S-R199(324) unless otherwise noted)

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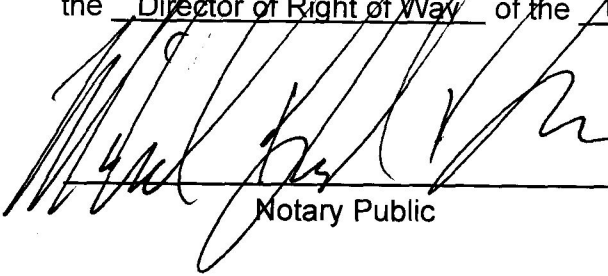
STATE OF UTAH )  
 ) ss.  
COUNTY OF SALT LAKE )

UTAH DEPARTMENT OF TRANSPORTATION



Ross Crowe, Director of Right of Way, UDOT

On this 3<sup>rd</sup> day of September, in the year 2024, 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.

  
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Notary Public