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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
08/23/2024 02:21:36 PM
FEE: \$40.00 Pgs: 3
DEP eCASH REC'D FOR: METRO NATIONAL TITLE

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

MAT 100962

Quit Claim Deed
(CONTROLLED ACCESS)
Davis County

Affecting Tax No. 12-104-0213
PIN No. 11268
Project No. S-R199(229)
Parcel No. R199:141:AQ

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 C W Land Co, LLC, a Utah limited liability company, Grantee, at 610 North 800 West, Centerville, County of Davis, State of Utah, Zip 84014, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described tract of land in Davis County, State of Utah, to-wit:

A tract of land situate in the NE1/4 SW1/4 Section 22, Township 4 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 northerly boundary line of said entire tract and the northeasterly highway right of way and no-access line of SR-67 West Davis Highway, which point is 1853.01 feet N.00°11'36"E. along the Section line and 2462.86 feet East from the Southwest corner of said Section 22, and running thence N.89°53'38"E. (Record S.89°47'42"E.) 191.16 feet along said northerly boundary line to the Quarter Section line of said Section 22; thence S.00°12'10"W. 84.19 feet along said Quarter Section line to said northeasterly highway right of way and no-access line at a point of curvature of a non-tangent curve to the right with a radius of 10,875.00 feet; thence northwesterly along said curve with an arc length of 208.47 feet, chord bears N.66°17'09"W. 208.47 feet, 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 tract of land contains 8,116 square feet in area or 0.186 acre.

(Note: Rotate above bearings 00°20'42" clockwise to equal NAD83 Highway bearings of Project No. S-R199(229))

Signs, Billboards, outdoor Advertising structures, or advertising of any kind as defined in 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 southwesterly boundary lines 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 tract of land.

