

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

E 3584313 B 8570 P 751-753
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

MNT 100962

Quit Claim Deed
(CONTROLLED ACCESS)
Davis County

Affecting Tax ID No. 12-105-0135
PIN No. 4955
Project No. SP-9999(807)
Parcel No. 9999:906:TAQ

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 SW1/4 NW1/4 and the NW1/4 SW1/4 and the NE1/4 SW1/4 of 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 southeast corner of said tract, which is 2350.23 feet N.00°32'59"E. along the Quarter Section line from the South Quarter corner of said Section 22; and running thence N.89°45'38"W. 1157.96 feet along the southerly boundary line of said tract to the northeasterly highway right of way and no-access line of SR-67 West Davis Highway, known as Project No. S-R199(229); thence along said northeasterly highway right of way and no-access line the following three (3) courses and distances: (1) N.57°22'48"W. 439.63 feet to a point of curvature of a curve to the right with a radius of 1914.00 feet; (2) thence northwesterly along said curve with an arc length of 344.91 feet, chord bears N.52°13'03"W. 344.44 feet; (3) thence N.47°03'18"W. 729.76 feet to a northerly boundary line of said tract; thence S.89°44'38"E. 1016.90 feet along said northerly boundary line to an easterly boundary line of said tract and the 40-acre line of said Section; thence S.00°32'36"W. 659.48 feet along said easterly boundary line of said tract and said 40-acre line to a northerly boundary line of said tract and the East-West Quarter Section line of said Section 22; thence S.89°45'38"E.

1326.70 feet along said northerly boundary line and said East-West Quarter Section line to the existing westerly right of way line of 1500 West Street and said Quarter Section line of said Section 22; thence S.00°32'59"W. 280.51 feet along said existing westerly right of way line and said Quarter Section 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 tract of land contains 819,400 square feet in area or 18.811 acres.

(Note: Above bearings 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.

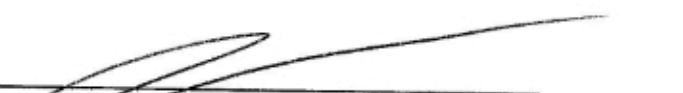
Pursuant to Title 72, Chapter 6, Section 117, Utah Code Annotated, 1998, as amended, the above described tract of land is granted without access to or from the adjoining freeway over and across the southwesterly boundary line of said tract of land.

Together with and subject to any and all easements, rights of way and restrictions appearing of record or enforceable in law and equity.

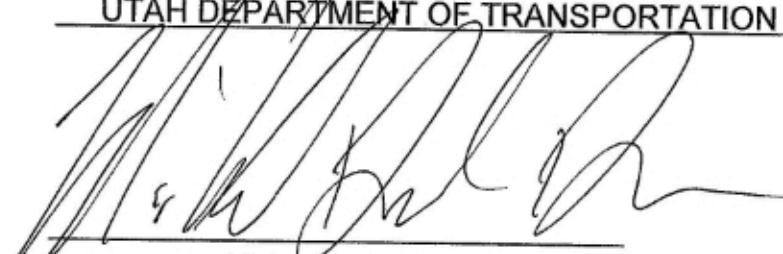
Junkyards, as defined in 23 United States Code, Section 136, shall not be established or maintained on the above described tract of land.

PIN No. 4955
Project No. SP-9999(807)
Parcel No. 9999:906:TAQ

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


Ross Crowe, Director of Right of Way, UDOT

On this 9th day of July, 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.


Notary Public

