

ENT 42727:2019 PG 1 of 4
Jeffery Smith
Utah County Recorder
2019 May 14 03:23 PM FEE 40.00 BY SM
RECORDED FOR First American Title-NCS-SLC1
ELECTRONICALLY RECORDED

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

WITH A COPY TO:

Kirton McConkie
Attn: Ryan T. Wallace
50 E. South Temple, Suite 400
Salt Lake City, UT 84111
FATCO NCS-954602-ai

Corrective Quit Claim Deed

Tax ID No.14:059:0035
14:060:0012
14:060:0014

Utah County

THIS CORRECTIVE QUIT CLAIM DEED IS BEING RECORDED TO CORRECT ERRONEOUS AND INACCURATE INFORMATION CONTAINED IN THAT CERTAIN QUIT CLAIM DEED RECORDED ON APRIL 26, 2010, AS INSTRUMENT NO. 33686:2010, IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER, STATE OF UTAH. MORE SPECIFICALLY, THIS CORRECTIVE QUIT CLAIM DEED IS BEING RECORDED TO SUBSTITUTE PROPERTY RESERVE, INC., A UTAH NON-PROFIT CORPORATION, AS THE GRANTOR FOR THE CONVEYANCE OF THE REAL PROPERTY DESCRIBED HEREIN. THIS CORRECTIVE QUIT CLAIM DEED SHALL SUPERSEDE AND REPLACE SAID QUIT CLAIM DEED FOR ALL INTENTS AND PURPOSES. THE EFFECTIVE DATE OF THIS CORRECTIVE QUIT CLAIM DEED SHALL DATE BACK TO THE EFFECTIVE DATE OF SAID QUIT CLAIM DEED.

PROPERTY RESERVE, INC., a Utah non-profit corporation, Grantor, of Salt Lake City, County of Salt Lake, State of Utah, hereby QUIT CLAIMS to the UTAH DEPARTMENT OF TRANSPORTATION, at 4501 South 2700 West, Salt Lake City, Utah 84119, Grantee, for the sum of Ten (\$10.00) Dollars, and other good and valuable considerations, the following described parcel of land in Utah County, State of Utah, to-wit:

Parcels 14:059:0035, 14:060:0012

Two (2) parcels of land in fee, incident to the construction of a freeway known as Project No. MP-I15-6, being part of an entire tract of property, situate in the NE $\frac{1}{4}$ NW $\frac{1}{4}$;

SW $\frac{1}{4}$ NE $\frac{1}{4}$ and NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 31, Township 5 South, Range 2 East, SLB&M. The boundaries of said parcels of land are described as follows:

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Parcel No.1887:A
Project No.MP-I15-6(178)245

Beginning at the intersection of the existing southwesterly highway right of way and no access line of I-15 and the northerly boundary line of said entire tract, which point is 710.12 feet S.0°21'57"E (Record 709.50 South) along the section line and 97.71 feet West (Record 120.78 feet West) from the North Quarter corner of said Section 31; and running thence S.49°51'34"E. 454.94 feet (Record S.49°52'10"E) along said existing highway right of way and no access line to a point 125.23 feet perpendicularly distant southwesterly from the centerline of said project, opposite approximate Engineers Station 4191+67.32; thence N.51°05'03"W. 466.72 feet to the northerly boundary line of said entire tract at a point 135.18 feet perpendicularly distant southwesterly from the center line of said project, opposite approximate Engineers Station 4196+33.94; thence N.89°38'03"E. 15.36 feet along said northerly 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 parcel of land contains 2,269 square feet in area or 0.052 acre.

Ck by JJB 16 Mar 2010

ALSO: Parcel 14:060:0014

Beginning at the intersection of the existing southwesterly highway right of way and no access line of I-15 and the southerly boundary line of said entire tract, which point is 244.20 feet N.89°32'38"E (Record 257.40East) along the Section line and 1374.87 feet S.0°21'57"E. (Record 1320.00 South) and 438.05 feet N.89°48'23"E. (Record 450.12 feet East) from the from the North Quarter corner of said Section 31; and running thence S.89°48'23"W. 81.26 feet along said southerly boundary line to a point 115.00 feet perpendicularly distant northwesterly from the centerline of Proctor Lane of said project, opposite approximate Engineers Station 51+28.47; thence N.23°58'51"E. 54.76 feet to said southwesterly highway right of way and no access line of I-15, at a point 125.23 feet perpendicularly distant southwesterly from the centerline of said project, opposite approximate Engineers Station 4186+73.63; thence S.49°51'35"E. (Record S.49°52'10"E) 77.18 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 parcel of land contains 2,030 square feet in area or 0.047 acre.

The combined area of the above described parcels of land contains 4,299 square feet in area or 0.099 acre. Ck by JJB 16 Mar 2010

Subject to easements, rights, rights-of-way, reservations, conditions, restrictions, covenants and taxes and assessments of record or enforceable in law or equity.

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Parcel No.1887:A
Project No.MP-I15-6(178)245

RESERVING unto Grantor any water rights or rights to the use of water whether appurtenant to the Property or not in which Grantor may have an interest. Grantor does not intend by this deed to transfer any water rights or rights to the use of water and it is Grantor's intent that this conveyance shall not transfer any water rights or rights to the use of water by implication.

The Grantor specifically reserves and excepts unto itself all minerals whether common or precious; coal, carbons, hydrocarbons, oil, gas, petroleum chemical elements and compounds whether in solid, liquid, or gaseous form, and all steam and other forms of geothermal energy on, in, or under the above described parcel of land **PROVIDED** that said Grantor does not reserve the right to use the subject property or extract minerals or other substances from the subject property above a depth of 500 feet, nor does said Grantor reserve the right to use the surface of the subject property in connection with the rights reserved herein.

To enable the Utah Department of Transportation to construct and maintain a public highway as a freeway, as contemplated by Title 72, Chapter 6, Section 117, Utah Code Annotated, 1998, as amended, the Owners of said entire tract of property hereby release and relinquish to said Utah Department of Transportation any and all rights appurtenant to the remaining property of said Owners by reason of the location thereof with reference to said highway, including, without limiting the foregoing, all rights of ingress to or egress from said Owner's remaining property contiguous to the lands hereby conveyed to or from said highway.

[Signatures and acknowledgements on following page]

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Parcel No.1887:A
Project No.MP-I15-6(178)245

IN WITNESS WHEREOF, said Grantor has hereto subscribed its name by its authorized officer this 10th day of May, 2019.

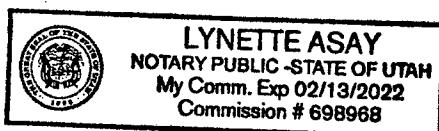
PROPERTY RESERVE, INC.,
a Utah non-profit corporation

Ashley Powell
By: _____
Name: Ashley Powell
Title: President

STATE OF UTAH)
:SS
COUNTY OF SALT LAKE)

On this 10th day of May, 2019, personally appeared before me Ashley Powell, known or satisfactorily proved to me to be the President of Property Reserve, Inc., a Utah non-profit corporation, who acknowledged to me that he signed the foregoing instrument as President for said corporation, and that the said instrument is the free and voluntary act of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument on behalf of said corporation and that said corporation executed the same.

WITNESS my hand and official seal.



Lynette Asay
Notary Public for Utah