

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

Quit Claim Deed

Sevier County

MNT #: 77781
Affecting Tax No. 1-1-11
PIN No. 990070
Project No. I-70-1(27)36
Parcel No. 19:A2Q

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 Cottonwood Corner Subdivision, LLC, a Utah limited liability company, Grantee, at 286 West 590 North, Vineyard, County of Utah, State of Utah, Zip 84059, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described tracts of land in Sevier County, State of Utah, to-wit:

A Parcel of land located in the Southeast quarter of Section 23, Township 23 South, Range 3 West, Salt Lake Base and Meridian, In Richfield City, Sevier County, Utah more particularly described as follows:

Beginning at a point located N00°46'07"E along the east line of said section 23 a distance of 2025.03 feet from the southeast corner of said section;

Thence S70°22'19"W 206.31 feet;

Thence S74°14'00"W 236.92 feet to the southeasterly right-of-way and no-access line of the freeway known as project I-70-1(27)36;

Thence N32°31'48"E along the said southeasterly right-of-way and no-access line a distance of 212.71 feet to an existing UDOT Right-of-Way brass cap stamped C/L 130 STA EBL 20120432 ELEV 5467.06 1988;

Thence N35°13'55"E along the said southeasterly right-of-way and no-access line a distance of 201.32 feet to an existing UDOT Right-of-Way brass cap stamped C/L 134.16 STA EBL 20140422 1988;

Prepared by CBS 12/18/2020 (UDOT)

eRecording: # 00429180 B: 0805 P: 0607

UDOT RW-05UD (12-01-03)

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Fee: \$40.00 By: METRO NATIONAL TITLE

Jason Monroe, Sevier County, Utah Recorder

Thence N35°11'23"E along the said southeasterly right-of-way and no-access line a distance of 184.43 feet to an existing UDOT Right-of-Way brass cap stamped C/L 130 STA EBL 2016+00 ELEV 5471.10 1988;

Thence N42°34'23"E along the said southeasterly right-of-way and no-access line a distance of 135.54 feet To the east line of said section 23;

Thence S00°46'07"W along the east line of said section 23 a distance of 460.68 feet to the point of beginning.

Contains 2.44 acres more or less.

Basis of bearings is N00°46'07"E from the southeast corner of said section 23 to the South witness corner of the East quarter corner of said section 23.

Subject to a 25 foot wide easement for ingress and egress over parcel to bridge structure north of parcel.

Pursuant to Utah Code 72, Chapter 6, Section 117, the above described tract of land is granted without access to or from the adjoining freeway 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.

Signs, Billboards, outdoor Advertising structures, or advertising of any kind as defined in 23 United States Code, Section 136, 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.

Prepared by CBS 12/18/2020 (UDOT)

UDOT RW-05UD (12-01-03)

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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 tracts of lands.

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

By Charles A. Stormont
Charles A. Stormont, Director of Right of Way

On this 19th day of April, in the year 2022, before me personally appeared Charles A. Stormont, 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

