

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

ENT 82311:2024 PG 1 of 3
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Nov 21 02:32 PM FEE 0.00 BY KR
RECORDED FOR First American - South Jord
ELECTRONICALLY RECORDED

Quit Claim Deed
(CONTROLLED ACCESS)
Utah County

Affecting Tax No. 26:044:0041
PIN No. 7037
Project No. MP-I15-6(178)245
Parcel No. I15-6:302: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 Spanish Fork Twelve, LLC, a Utah limited liability company, Grantee, at 150 West Auto Mall Drive, Saint George, County of Washington, State of Utah, Zip 84770, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described tract of land in Utah County, State of Utah, to-wit:

A tract of land being part of UDOT parcel 302, situate in the SE1/4 SW1/4 of Section 6, Township 8 South, Range 3 East, SLB&M. The boundaries of said tract of land are described as follows:

Beginning at a point in the westerly boundary line of said entire tract, which point is 1,218.48 feet S.89°00'27"W. along the Section line and 182.54 feet North and 494.69 feet N.88°42'00"E. and 256.21 feet N.00°00'05"W. from the South Quarter corner of said Section 6; and running thence N.00°00'05"W. 357.39 feet to the northwest corner of said entire tract; thence S.89°46'00"E. 134.12 feet along said northerly boundary line to a point in the westerly highway right of way and no-access line of Project No. F-I15-6(239)259; thence S.10°26'09"W. 296.02 feet along said westerly highway right of way and no-access line; thence S.43°11'47"W. 76.59 feet; thence S.70°36'26"W 29.75 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 34,445 square feet in area or 0.791 acre

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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 easterly 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.

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

By [Signature]
Ross Crowe, Director of Right of Way

On this 27th day of August, 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.

[Signature]
Notary Public

