

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

ENT 9268:2016 PG 1 of 3
Jeffery Smith
Utah County Recorder
2016 Feb 03 02:21 PM FEE 14.00 BY CS
RECORDED FOR Title West - SLC
ELECTRONICALLY RECORDED

Quit Claim Deed

Utah County

Affecting Tax ID No. N/A
PIN No. 990010
Project No. I-15-6(2)270
Parcel No. 15-6:364:2Q

Consisting of portions of parcels 364 and 365

The UTAH DEPARTMENT OF TRANSPORTATION, by its duly appointed Director of Right of Way, Grantor, of Salt Lake City, County of Salt Lake, State of Utah, hereby QUIT CLAIMS to AF 737 East LLC, Grantee, at 299 South Main St. Ste 2420, Salt Lake City, County of Salt Lake, State of Utah, Zip 84111, 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, situate in the NW1/4SE1/4 of Section 25, T. 5 S., R. 1 E., S.L.B. & M. The boundaries of said tract of land are described as follows:

Commencing at the point of intersection of the southwesterly highway right of way line of Interstate-15 and the northeasterly corner of the grantee's property as recorded in Entry No. 157226:2002 on file in the office of the Utah County Recorder; said point is 151.23 feet S.00°25'09"E. along the section line and 1,301.78 feet S.89°34'51"W. from the East Quarter Corner of Section 25, Township 5 South, Range 1 East, Salt Lake Base and Meridian; and running thence N.64°27'14"W. (N. 67°32'00" W. by record) 110.30 feet; thence S.89°54'38"W. (West by record) 354.90 feet; thence S.76°13'17"W. (S. 77°17'00" W. by record) 68.01 feet; thence S.77°58'05"W. (S. 77°17'00" W. by record) 285.69 feet; thence S.89°23'22"W. (West by record) 47.36 feet; thence N.00°00'14"E. (North by record) 106.28 feet to the beginning of a 1,550.00-foot radius non-tangent curve to the left; thence along the southerly toe of slope of Sam White Bridge the following seven (7) courses and distances: next easterly 166.29 feet along the arc of said curve (Note: Chord to said curve bears N.81°51'21"E. for a distance of 166.21 feet) to a point of reverse curve to the

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right having a radius of 800.00 feet; thence (2) easterly 157.87 feet along the arc of said curve (Note: Chord to said curve bears N.84°26'08"E. for a distance of 157.62 feet); thence (3) S.89°54'40"E. 103.33 feet to the beginning of a 800.00-foot radius curve to the right; thence (4) easterly 107.40 feet along the arc of said curve (Note: Chord to said curve bears S.86°03'54"E. for a distance of 107.32 feet); thence (5) S.82°13'08"E. 39.79 feet to the beginning of a 800.00-foot radius curve to the left; thence (6) easterly 95.43 feet along the arc of said curve (Note: Chord to said curve bears S.85°38'11"E. for a distance of 95.38 feet); thence (7) S.89°03'14"E. 68.80 feet; thence S.49°51'08"E. 146.67 feet to the point of beginning. The above described parcel of land contains 60,570 square feet in area or 1.391 acres, more or less.

Signs, Billboards, outdoor Advertising structures, or advertising of any kind as defined in Title 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.

RESERVING unto Grantor a perpetual ingress and egress access easement over and across the above described tract of land for the purpose of access to the property east of this tract of land, located between the N/A fence line and the Westerly Highway Right of Way line of Interstate 15. The easement shall run with the Real Property and shall be binding upon the Grantee and the Grantees successors, heirs and assigns.

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

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

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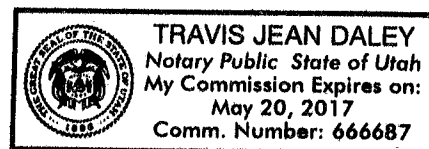
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IN WITNESS WHEREOF, said UTAH DEPARTMENT OF TRANSPORTATION has caused this instrument to be executed this 3RD day of FEBRUARY, A.D. 20 16, by its Director of Right of Way.

STATE OF UTAH) UTAH DEPARTMENT OF TRANSPORTATION
) ss.
COUNTY OF UTAH) By [Signature]

On the date first above written personally appeared before me, LYLE McMillan, who, being by me duly sworn, did say that he is the Director of Right of Way, and he further acknowledged to me that said instrument was signed by him in behalf of said UTAH DEPARTMENT OF TRANSPORTATION.

WITNESS my hand and official stamp the date in this certificate first above written.



[Signature]
Notary Public