

9906390

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

9906390
11/13/2006 4:24:00 PM \$16.00
Book - 9379 Pg - 4234-4237
Gary W. Ott
Recorder, Salt Lake County, UT
INTEGRATED TITLE INS. SERVICES
BY: eCASH, DEPUTY - EF 4 P.

Quit Claim Deed

Salt Lake County

Parcel No. 0071:30:A2TQ
Project No. SP-0071(12)1
Affecting Tax ID No. 27-25-326-015

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 BLAINE BOUGH, Grantee, at 12809 South BOULTER ST DRAPER, County of Salt Lake, State of Utah, Zip 84020, for the sum of TEN Dollars, and other good and valuable considerations, the following described parcel of land in Salt Lake County, State of Utah, to-wit:

A tract of land, situate in the NW $\frac{1}{4}$ SW $\frac{1}{4}$ and the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 25, T3S, R1W, Salt Lake Base & Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the intersection of the northerly highway right of way line of 12300 South Street and the westerly boundary line of said tract of land; which point is 1042.80 ft South, more or less, and 1330.50 ft West, more or less, and 28.00 ft North, more or less, from the Northeast Corner of the Southwest Quarter of said Section 25; thence along said westerly boundary line the following three (3) courses and distances: (1) North 119.61 ft; (2) West 18.00 ft; (3) North 90.75 ft to the northerly boundary line of said tract of land; thence S. 89°59'09" E. 169.29 ft; thence South 132.69 ft; thence S. 30°00'00" W. 21.89 ft; thence South 59.32 ft to the northerly highway right of way line of said 12300 South Street; thence N. 89°44'03" W. 140.35 ft along said highway right of way line to the point of beginning.

The above described parcel of land contains 32755 square feet (0.751 acres) in area, more or less.

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BK 9379 PG 4234

RESERVING there from unto grantor and it's assigns a perpetual easement, upon part of an entire tract of property, situate in the NE1/4SW1/4 of Section 25, Township 3 South, Range 1 West, S.L.B.&M., in Salt Lake County, Utah for the purpose of constructing and maintaining thereon public utilities and appurtenant parts thereof including but not limited to, ATMS fiber optic conduit, electrical service and transmission lines, culinary and irrigation water facilities, sanitary sewer pipelines and facilities; and highway appurtenances including but not limited to slopes, street lighting facilities and traffic information signs. The boundaries of said part of an entire tract are described as follows:

Beginning at the intersection of the northerly highway right of way line of said 12300 South Street and the westerly boundary line of said entire tract; which point is 1042.80 ft South, more or less, and 1330.50 ft West, more or less, and 28.00 ft North, more or less, from the Northeast Corner of the Southwest Quarter of said Section 25; and running thence North 32.91 ft along said westerly boundary line; thence N. 84°30'46" E. 28.14 ft; thence N. 79°49'49" E. 106.40 ft; thence S. 89°44'03" E. 7.61 ft; thence South 55.00 ft to said northerly highway right of way line, thence N. 89°44'03" W. 140.35 ft along said right of way line to the point of beginning. The above described part of an entire tract contains 6131 square feet (0.141 acres) in area.

ALSO, RESERVING there from a perpetual easement granting to PACIFICORP, an OREGON Corporation, its successors and assigns, at 1407 W. North Temple, Suite 110, Salt Lake City, Utah, for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of electric power transmission, distribution and communication lines and all necessary or desirable accessories and appurtenances thereto, including without limitation: supporting towers, poles, props, guys and anchor, including guys and anchors outside of the right of way; wires, fibers, cables and other conductors and conduits thereto, and pads, transformers, switches, vaults and cabinets, along the general course now located by Grantee on, over or under the surface of the real property of Grantor in Salt Lake County, State of Utah, The boundaries of said part of an entire tract are described as follows:

Beginning at a point 1042.80 feet South and 1138.50 feet West and 84.56 feet N. 2°28'03" W. (Record: North), and 48.50 feet N. 89°44'02" W. from the Northeast Corner of the Southwest Quarter of said Section 25; and running thence North 4.32 feet; thence N. 30°00'00" E. 21.89 feet; thence North 132.69 feet, more or less, to the northerly boundary line of said entire tract; thence N. 89°59'09" W. 15.00 feet along said northerly boundary line; thence South 129.01 feet; thence S. 30°00'00" W. 22.12 feet; thence South 9.12 feet; N. 79°49'49" E. 7.63 feet; thence S. 89°44'42" E. 7.61 feet to the point of beginning.

The above described part of an entire tract contains 2385 square feet (0.054 acres) in area.

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Together with the right of access to the right of way from the adjacent lands of said PacifiCorp, its successors and assigns, across said tract of land for all activities in connection with the purposes for which this easement has been granted; and together with the present and (without payment therefor) the future right to keep the right of way and adjacent lands clear of all brush, trees, timber, structures, buildings and other hazards which might endanger said PacifiCorp, its successors and assigns, facilities or impede said activities.

At no time shall the owner of record, place, use or permit any equipment or material of any kind that exceeds twelve (12) feet in height, light any fires, place or store any flammable materials (other than agricultural crops), on or within the boundaries of the right of way. Subject to the foregoing limitations, the surface of the right of way may be used for agricultural crops and other purposes not inconsistent, as determined by, said PacifiCorp, its successors and assigns, with the purposes for which this easement is granted.

SUBJECT TO a perpetual right-of-way and easement granted to South Valley Sewer District, a body politic of the State of Utah, its successors and assigns as described in that certain Easement recorded as Entry No. 9806937 in Book 9333 at Page7406 in the office of the Salt Lake County Recorder.

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 expressway over and across the south boundary line of said tract of land.

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 described property.

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.

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IN WITNESS WHEREOF, said UTAH DEPARTMENT OF TRANSPORTATION has caused this instrument to be executed this 25th day of October, A.D. 2006, by its Director of Right of Way.

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

UTAH DEPARTMENT OF TRANSPORTATION

By [Signature]
Director of Right of Way

On the date first above written personally appeared before me, Ryle D. 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

