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

Quit Claim Deed

(City)

Salt Lake County

Tax ID No. 15-29-452-035
Parcel No. 0171:20:T
Project No. SP-0171(18)6

_____

_____,

a Municipal Corporation of the State of Utah, Grantor hereby QUIT CLAIMS to the UTAH DEPARTMENT OF TRANSPORTATION, at 4501 South 2700 West, Salt Lake City, Utah 84119, Grantee, for the sum of _____, Dollars, and other good and valuable considerations, the following described parcel of land in Salt Lake County, State of Utah, to-wit:

A part of the Southwest Quarter of the Southeast Quarter of Section 29, Township 1 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, described as follows: Beginning at a point 1175.19 feet North 89°57'17" East along the Section line and North 0°02'43" West 33.00 feet from the South Quarter Corner of said Section 29, and running thence North 0°02'43" West 20.00 feet; thence North 89°57'17" East 149.00 feet; thence South 0°02'43" East 20.00 feet; thence South 89°57'17" West 149.00 feet to the point of beginning.

Continued on Page 2

Parcel No. 0171:20:T
Project No. SP-0171(18)6

IN WITNESS THEREOF, said _____, has caused this instrunent to be executed by its proper officers thereunto duly authorized, this _____ day of _____, A.D. 20 _____.

STATE OF _____) _____
) ss.
COUNTY OF _____) By _____

On the date first above written personally appeared before me, _____, who, being by me duly sworn, did say that ___he___ is the _____, of _____, a municipal corporation of the State of Utah, and that the within and foregoing instrument was signed in behalf of said municipal corporation by authority adopted at a regular meeting of the _____ held on the _____ of _____ A.D. 20 _____, and said acknowledged to me that said municipal corporation executed the same.

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

_____

Notary Public

Utah Department of Transportation
Right of Way Division
Statement of Just Compensation

Project No: SP-0171(18)6 Parcel No.(s): 20:T
Job/Proj / Auth No: 78125 Pin No: 5608
Project Location: 3500 South; Bangerter Hwy to 2700 West, Phase II
County of Property: SALT LAKE Tax ID / Sidwell No: 15-29-452-035
Property Address: 3412 W 3500 S WEST VALLEY CITY UT, 84119
Owner / Grantor (s): West Valley City, a Municipal Corporation of the State of Utah
Owner's Address: 3600 South Constitution Blvd,WEST VALLEY,UT,84119
Owner's Home Phone: Owner's Work Phone:

The following information is the basis for the amount estimated by the Utah Department of Transportation to be just compensation.

Parcel No.	Type of Interest Acquired	Size	Units	Price Per Unit	%	Property Use	County
20:T	Fee Taking	2980	SQFT	$0	100	Commercial	SALT LAKE

VALUE OF THE TAKING						Factor		
20:T	-------->	2980	SQFT	$0	100 x	1	=	$0.00
TOTAL COMPENSATION								**$0.00**

The Utah Department of Transportation declares that this offer is the amount that has been established by the Department as just compensation and is in accordance with applicable State laws and requirements. Just compensation is defined as the fair market value of the property taken, plus damages, if any, to the remaining property, less any benefit which may accrue to said property by reason of the construction of the highway.

DATE: 3/5/08

Maurine L. Bachman

Maurine L. Bachman, Acquisition Agent

OFFER TO PURCHASE RIGHT OF WAY

Pin: 5608 **Project No:** SP-0171(18)6

Owner Name: West Valley City, a Municipal Corporation of the State of Utah

Property Address: 3412 W 3500 S, WEST VALLEY CITY, UT 84119

Parcel No: 20:T

Authority No: 78125 **Tax Id:** 15-29-452-035

Project Location: 3500 South; Bangerter Hwy to 2700 West, Phase II

The Utah Department of Transportation hereby makes you an offer of $.00 as Just Compensation for your property.

This is the approved value for the parcel of land described in the Project shown above.

The Utah Department of Transportation declares that this offer has been established by the Department as Just Compensation and is in accordance with applicable State laws and requirements. Just Compensation is defined as the fair market value of the property acquired. This amount is based on the land, improvements and any fixtures considered to be real property.

This letter is not a contract to purchase your property. It is merely an offer to purchase the property for $.00. Along with this Offer attached are the Statement of Just Compensation, Executive Summary of Property Owner's Rights, and the Agency's Brochure. Your signature is for the purpose of verifying that you have actually received these items. Signing this document does not prejudice your right to have the final amount determined through Condemnation proceedings in the event you do not accept this Offer. Information regarding your rights is explained in the agency's brochure.

Information about the acquiring process and procedures is included in the Agency's Brochure, which has been given to you. Other information regarding your rights as a property owner was also given to you with this offer. If you have questions regarding this offer or information given to you, please contact me, Maurine L. Bachman. I can be reached at (801)583-0507.

Receipt: Please sign below to indicate you have received the following documents:

Agency's Brochure
Executive Summary of Property Owner Rights
Statement of Just Compensation
Offer to Purchase

Date: _____ *By:* _____
Signature of Grantor/Owner

Date: _____ *By:* _____
Signature of Grantor/Owner

Date: 3/5/08 *By:* Maurine L. Bachman
Maurine L. Bachman, Acquisition Agent

Utah Department of Transportation
Right of Way Contract
Fee Simple Acquisition

Project No: SP-0171(18)6	Parcel No.(s): 20:T
Job/Proj / Auth No: 78125	Pin No: 5608
Project Location: 3500 South; Bangerter Hwy to 2700 West, Phase II	
County of Property: SALT LAKE	Tax ID / Sidwell No: 15-29-452-035
Property Address: 3412 W 3500 S WEST VALLEY CITY UT, 84119	
Owner / Grantor (s): West Valley City, a Municipal Corporation of the State of Utah	
Owner's Address: 3600 South Constitution Blvd,WEST VALLEY,UT,84119	
Owner's Home Phone:	Owner's Work Phone:

IN CONSIDERATION of the foregoing and other considerations hereinafter set forth, it is mutually agreed by the parties as follows:
The Grantor hereby agrees to convey and sell by Quit Claim Deed a parcel(s) of land known as parcel number(s) 20:T for transportation purposes. This contract is to be returned to: Maurine L. Bachman, Right of Way Agent c/o Utah Department of Transportation, Right of Way Division, 4501 South 2700 West, Box 148420, Salt Lake City, Utah 84114-8420.

1. Grantor will transfer property free of all liens and encumbrances except recorded easements.
2. Grantor agrees to transfer property free of all debris and any toxic materials (including paint or other household products.)
3. Grantor shall leave the property in the same condition, as it was when this contract was signed. No work, improvement, or alteration will be done to the property other than what is provided for in this agreement. Grantor agrees to maintain the property until the Department takes possession.
4. If this acquisition is a total purchase, a key deposit will be retained in the amount of 1% or a negotiated amount until the keys are delivered to the Department. If delivered to the Department in an unacceptable condition, the amount to correct the condition shall be used from the deposit to cover the cost of clean up or necessary repairs.
5. All fixtures are to remain with the property including lighting, plumbing, heating, and air conditioning.
6. Grantor agrees to pay any and all taxes assessed against this property to the date of closing.
7. The Department shall pay the Grantor and or other parties of interest for the real property in the deed(s) and/or easement(s) referenced above.

Total Selling Price $0.00

Acquisition Agent	Date
Right of Way Team Leader	Date
Approved by Director of Right of Way	Date

Grantor understands this agreement is an option until approved by the Director of Right of Way.

_____ **Grantor's Initials**

Grantor	Date
Grantor	Date
Grantor	Date
Grantor	Date

APPROVED AS TO FORM
West Valley City Attorney's Office
By: _____
Date: 3.12.08

CC: Grantor _____ Project Mgr _____ Acq File _____ Acq Agent _____ Scan _____

Revised: 1/27/2006 Approved by Utah Attorney General's Office

 _____
Grantor's Initials

OWNERSHIP RECORD

Deed Search By:	JLS	County: Salt Lake		Parcel No:	0171:20
Date:	5/17/2006			Project No:	SP-0171(18)6
Property Address:	3412 W 3500 S			Tax ID No.	15-29-452-035

Record Owners: West Valley City, a Municipal Corporation of the State of Utah
Owners Address: 3600 South Constitution Blvd, West Valley, Utah 84119
Type of Ownership: City
Percent Owned: 100

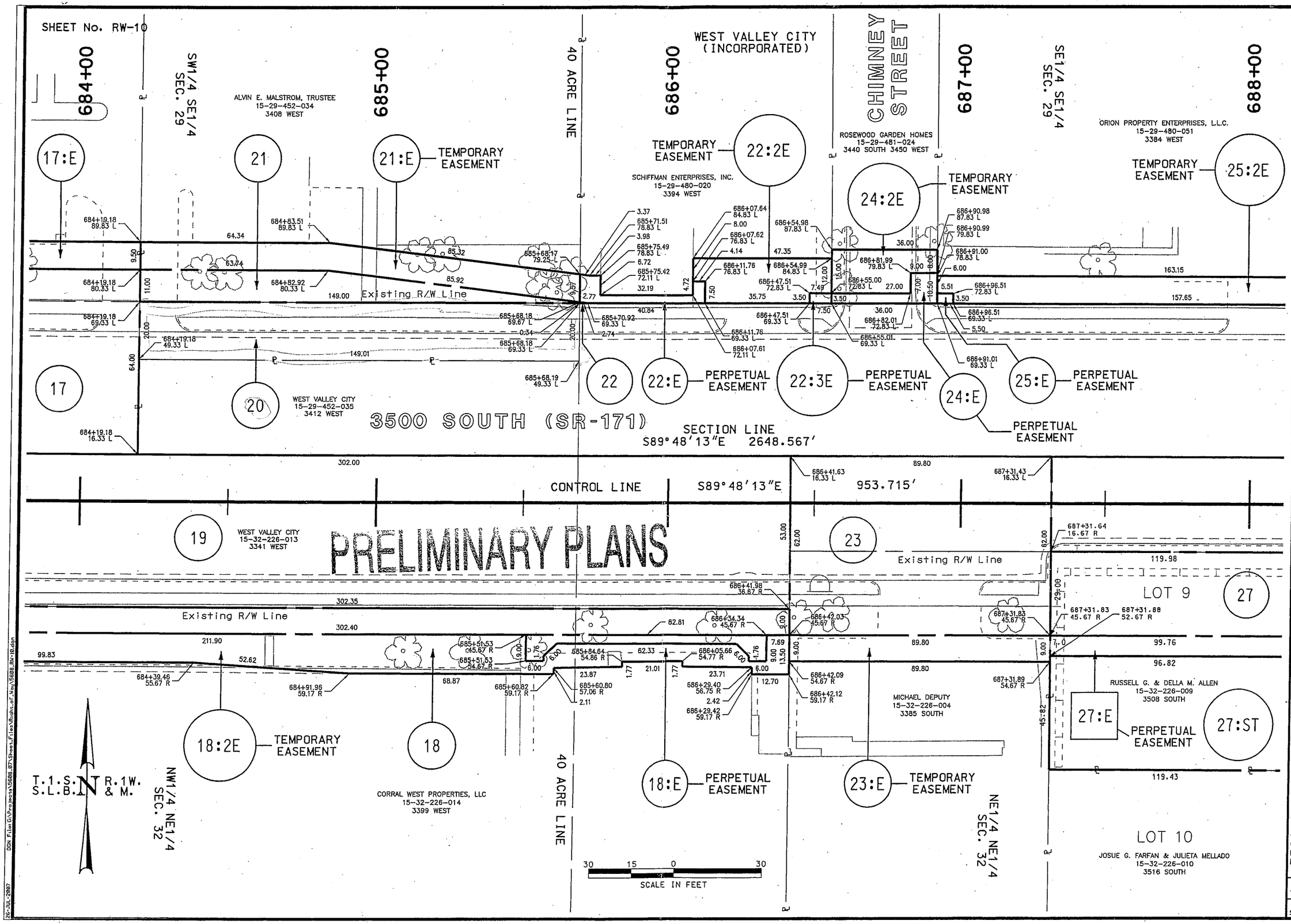
Entry No.	Book	Page	Type of Instrument	Date Signed	Date Recorded
6541678	7571	310	Warranty Deed	10/28/1996	1/3/1997

Deed Description (verbatim):

A part of the Southwest Quarter of the Southeast Quarter of Section 29, Township 1 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, described as follows: Beginning at a point 1175.19 feet North 89°57'17" East along the Section line and North 0°02'43" West 33.00 feet from the South Quarter Corner of said Section 29, and running thence North 0°02'43" West 20.00 feet; thence North 89°57'17" East 149.00 feet; thence South 0°02'43" East 20.00 feet; thence South 89°57'17" West 149.00 feet to the point of beginning.

Note(s): Vesting deed
Grantor(s): Woodbury Amsource, Inc.

General Note(s):
1. The area of the property according to the Salt Lake County Assessor is 0.070 acre.
2. The area of the property by calculation is 0.068 acre.


SHEET No. RW-10
684+00
685+00
686+00
687+00
688+00
SW1/4 SE1/4 SEC. 29
SE1/4 SE1/4 SEC. 29
40 ACRE LINE
WEST VALLEY CITY (INCORPORATED)
CHIMNEY STREET
ALVIN E. MALSTROM, TRUSTEE 15-29-452-034 3408 WEST
SCHIFFMAN ENTERPRISES, INC. 15-29-480-020 3394 WEST
ROSEWOOD GARDEN HOMES 15-29-481-024 3440 SOUTH 3450 WEST
ORION PROPERTY ENTERPRISES, L.L.C. 15-29-480-051 3384 WEST
TEMPORARY EASEMENT
PERPETUAL EASEMENT
Existing R/W Line
WEST VALLEY CITY 15-29-452-035 3412 WEST
3500 SOUTH (SR-171)
SECTION LINE S89°48'13"E 2648.567'
CONTROL LINE S89°48'13"E 953.715'
WEST VALLEY CITY 15-32-226-013 3341 WEST
PRELIMINARY PLANS
LOT 9
RUSSELL G. & DELLA M. ALLEN 15-32-226-009 3508 SOUTH
MICHAEL DEPUTY 15-32-226-004 3385 SOUTH
CORRAL WEST PROPERTIES, LLC 15-32-226-014 3399 WEST
LOT 10
JOSUE G. FARFAN & JULIETA MELLADO 15-32-226-010 3516 SOUTH
T.1.S. R.1W. S.L.B. & M.
NW1/4 NE1/4 SEC. 32
NE1/4 NE1/4 SEC. 32
SCALE IN FEET
UTAH DEPARTMENT OF TRANSPORTATION
REGION TWO-SALT LAKE COUNTY, UTAH
RIGHT OF WAY DESIGN
3500 SOUTH ST.: SR 171
BANGERTER HIGHWAY TO
CONSTITUTION BOULEVARD
STA: 684+00 to 688+00
PROJECT NUMBER SP-0171(18)6
SALT LAKE COUNTY
SHEET NO. RW-10
ORIGINAL SUBMISSION FOR AUTHORIZATION
REVISIONS
REVIEW
DESIGN
DRAWN
QUANT.
PROJECT DESIGN ENGINEER
PRECONSTRUCTION ENGINEER
APPROVAL RECOMM.
APPROVED BY UDOT
26-JUL-2007