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WARRANTY DEED ✓

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(Controlled Access)

15-6:412:A

Elmo C. Higginson and Lelia H. Higginson, ^{his wife} grantors of Denver,
 County of Denver, State of Colorado, hereby conveys
 and warrants in fee simple to the STATE ROAD COMMISSION OF UTAH,
 Grantee for the sum of Ten Thousand Four Hundred Four & 51/100 Dollars,
 the following described tract of land in Utah County, State of Utah,
 to-wit:

A parcel of land in fee for a freeway known as highway
 Project No. 15-6, being part of an entire tract of property in
 the NW $\frac{1}{4}$ of Section 4, T. 6 S., R. 2 E., S.L.M. The boundaries
 of said parcel of land are described as follows:

Beginning at a point 631 Ft. north and 292 ft. east from
 the W $\frac{1}{2}$ corner of said Section 4; thence West 292 feet along
 the north boundary line of said entire tract; thence South 631
 ft. along the west boundary of said Section 4; thence East
 402.6 ft. along the south boundary line of said NW $\frac{1}{4}$; thence
 North 264 ft. along the east boundary line of said entire
 tract; thence East 198 ft. along a south boundary line of
 said entire tract; thence North 199 ft. along the east
 boundary line of said entire tract; thence Northwesterly along
 a straight line to the point of beginning. Above described
 parcel of land contains 6.98 acres, more or less, of which 0.37
 acre, more or less, is now occupied by the existing highway.
 Balance 6.61 acres, more or less.

Together with any and all rights or easements appurtenant
 to the remaining portion of said entire tract by reason of the
 location thereof with reference to said freeway, including, without
 limiting the foregoing, all rights of ingress to or egress from
 said remaining portion contiguous to the lands hereby conveyed,
 to or from said freeway.

Together with 3 $\frac{2}{3}$ hours per day in the South Side Spring
 and 8 $\frac{1}{4}$ hours per day in the Center Spring, both of said Springs
 also being known as the Edward A. Harris Springs which arise on
 the following described land, to-wit:

Commencing 10.44 chains South from the Northwest corner of
 the South half of the northwest quarter of Section 4, Township 6
 South, Range 2 East, of the Salt Lake Base and Meridian; thence
 East 26.15 chains; thence South 9.56 chains; thence West 26.15
 chains; thence north 9.56 chains to the place of beginning. Area
 25 acres, more or less.

The grantors also hereby grant to the grantee permission to
 locate and construct within the grantors land and outside the limits
 of the highway right of way all irrigation and/or waste water ditches
 made necessary by the construction of said project. After the above
 described ditches are constructed, the grantee is thereafter relieved
 of all responsibility for the maintenance of said ditches.

To enable the grantee to construct and maintain a public
 highway as a freeway, as contemplated by Chapter 63, Laws of Utah,
 1945, said highway to consist of inner through traffic lanes and
 adjacent frontage road, the grantors hereby release and relinquish
 to the grantee, any and all rights or easements appurtenant to the
 grantors remaining property by reason of the location thereof with
 reference to said highway, including, without limiting the foregoing,



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all rights of ingress to or egress from the grantors remaining property contiguous to the lands hereby conveyed to or from said inner lanes; provided, however, that such remaining property of the grantor shall abut upon and have access to said frontage road which will be connected with said inner through traffic lanes only at such points as may be established by public authority.

WITNESS, the hands of said grantors, this 20 day of

November, A. D. 1959.

Signed in the presence of:

Rulon Morgan

Elmo C. Higginson
Lelia H. Higginson

STATE OF UTAH)
) : ss.
COUNTY OF UTAH)

On the 20 day of November A. D. 1959,

personally appeared before me Elmo C. Higginson and Lelia H. Higginson, his wife the signers of the within instrument, who duly acknowledged to me that they executed the same.

My commission expires

Jan 21 - 1961 Rulon Morgan
Notary Public
Provo, Utah

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THELMA VEST SHURTHWAITE
UTAH COUNTY RECORDER
Thelma Vest Shurthwaite

4-6-59

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