

Recorded at Utah Dept of Highways Fee Paid \$ No fee
Date MAY 28 1965 1:37 P.M. EMILY T. ELDREDGE Recorder Davis County
By Thomas B. Hayward Deputy Book 318 Page 216

Nov 12-47-14

283785 Warranty Deed

Parcel No. 030-1:129:A
Project No. F-030-1(2)
(CONTROLLED ACCESS)

E. W. Pettit and Vera May Pettit, his wife Grantor
of Layton County of Davis State of Utah
hereby convey and warrant in fee simple to the STATE ROAD COMMISSION OF UTAH, Grantee,
for the sum of Three thousand one hundred and thirty-five and no/100 Dollars,
the following described parcel of land in Davis County, State of Utah, to-wit:

- Abstracted
- Indexed
- Platted
- On Margin
- Compared

A parcel of land in fee for an expressway known as Project No. 030-1, being part of an entire tract of property, in the ~~W¹/₂~~ NW¹/₄ of Section 12, T. 4 N., R. 1 W., S.L.B.& M. The boundaries of said parcel of land are described as follows:

Beginning on the westerly right of way line of the Old Mountain Road at a point 75.0 ft. perpendicularly distant easterly from the center line of said project, which point is approximately 1257 ft. north and 228 ft. east from the W¹/₂ corner of said Section 12; thence Southerly 397 ft., more or less, along a straight line to a point 90.0 ft. perpendicularly distant easterly from said center line at Engineer Station 335+00; thence S. 3°56' W. 280 ft., more or less, to a southwesterly boundary line of said entire tract; thence Northwesterly 70 ft., more or less, to the easterly right of way line of the existing highway; thence N. 1°29' E. 750 ft., more or less, along said easterly right of way line to said westerly right of way line of the Old Mountain Road; thence S. 17°30' E. 134 ft., more or less, along said westerly right of way line of the Old Mountain Road to the point of beginning as shown on the official map of said project on file in the office of the State Road Commission of Utah. The above described parcel of land contains 0.95 acre, more or less.



Together with any and all abutters rights of underlying fee to the center of existing rights of way appurtenant to this conveyance.

Any and all water rights pertaining to the above described land are hereby reserved by the grantor, and the grantee shall not be liable for any water assessments now due or which shall become due.



To enable the Grantee to construct and maintain a public highway as an expressway as contemplated by Title 27, Chapter 12, Section 96, Utah Code Annotated, 1953, as amended, the Grantor 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, all rights of ingress to or egress from the Grantors remaining property contiguous to the lands hereby conveyed, to or from said highway. EXCEPTING and reserving to the Grantor and their successors or assigns, the right of access to the nearest roadway of said highway over and across right of way line for feet section which said section center at point directly opposite Highway Engineer Station

WITNESS, the hand s of said Grantor s, this 21st day of April, A. D. 1965

Signed in the presence of: E. W. Pettit
Vera May Pettit

STATE OF Utah } ss.
County of Davis }

On the 21st day of April, A. D. 1965, personally appeared before me E. W. Pettit and Vera May Pettit, his wife the signer of the within instrument, who duly acknowledged to me that he executed the same.

My Commission expires: 3-24-68
Thomas B. Hayward
Notary Public