MW/4.12.471-1W

## 283786 **1**

## Warranty Deed

Parcel No. 030-1:130:A Project No. F-030-1(%)

(CONTROLLED ACCESS)

E. W. Pettit and Vera May Pettit, his wife , Grantor(s), of Layton , County of Davis , State of Utah , hereby convey(s) and warrant(s) in fee simple to the STATE ROAD COMMISSION OF UTAH, Grantee, for the sum of One thousand one hundred and eighty-eight Dollars, the following described tract of land in Davis County, State of Utah, to-wit:

Two parcels of land in fee for an expressway known as Project No. 030-1, being part of an entire tract of property, in the  $W_2NW_4$  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 a northerly boundary line of said entire tract at a point 112.0 ft. perpendicularly distant westerly from the center line of said project, which point is approximately 1083 ft. south and 47 ft. east from the NW. corner of said Section 12; thence S. 1°29' W. 165 ft., more or less, to a southerly boundary line of said entire tract; thence Easterly 40 ft., more or less, along said southerly boundary line to the westerly right of way line of the existing highway; thence N. 1°29' E. 165 ft., more or less, along said right of way line to a northerly boundary line of said entire tract; thence Westerly 40 ft., more or less, along said northerly boundary line of said entire tract to the point of beginning.

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Beginning on a northerly boundary line of said entire tract at a point 75.0 ft. perpendicularly distant westerly from the center line of said project, which point is approximately 1337 ft. south and 77 ft. east from the NW. corner of said Section 12; thence S. 1°29' W. 185 ft., more or less, to a point opposite Engineer Station 337+50; thence S. 9°05' W. 151.33 ft. to a point 95.0 ft. perpendicularly distant westerly from said center line at Engineer Station 336+00; thence S. 1°29' W. 308 ft., more or less, to a southerly boundary line of said entire tract; thence Easterly 22 ft., more or less, along said southerly boundary line to the westerly right of way line of the existing highway; thence Northerly 640.5 ft., more or less, along said right of way line to said northerly boundary line of said entire tract; thence Westerly 3 ft., more or less, along said northerly boundary line 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 parcels of land contain 0.36 acre, more or less.

Together with any and all abutters rights of underlying fee to the center of existing rights of way appurtment 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, said highway to consist of inner through traffic lanes and adjacent trontage road , the grantor(s) hereby release(s) and relinquish(es) to the grantee, any and all rights or easements appurtenant to the grantors romaining property by reason of the location thereof with reference to said highway, including, without limiting the foregoing, all rights of ingress to or agress 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(s) 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.

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Revised by LLJ, 8-28-64

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