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Warranty Deed

Parcel No. 15-7-42:A
Project No. 1-15-7(19)315

(CONTROLLED ACCESS)

Austin Rice and Annie S. Rice, his wife Grantor
of Hillsborough County of Washington State of Oregon
hereby convey and warrant in fee simple to the STATE ROAD COMMISSION OF
UTAH, Grantee, for the sum of

Four thousand seven hundred and thirty and no/100 Dollars, the following
described parcel of land in Davis County, State of Utah, to-wit:

A parcel of land in fee for a freeway known as Project No. 15-7, being part of an entire tract of property, in Lots 1 and 2 of Section 31, T. 3 N. R. 1 E., S.L.B.M. Said parcel of land is bounded on the easterly side by a line parallel to and 40.0 ft. distant easterly from the center line of a frontage road incident to the construction of said project and bounded westerly from said side line by the easterly limited access line of existing U.S. Highway 91 and the north and south boundary lines of said entire tract. Said center line is described as follows:

Beginning at the intersection of said south boundary line and said center line approximately at frontage road Engineer Station 161+90, which point is approximately 111.1 ft. north and 365 ft. east from the W_{1/4} corner of said Section 31; thence N. 0°18' E. 624 ft., more or less, to the intersection of said center line approximately at frontage road Engineer Station 168+14 and said north boundary line, 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 1.72 acres, more or less.

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 a freeway 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 frontage road, the Grantor hereby release and relinquish to the Grantee, any and all rights or easements appurtenant to the Grantor 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 Grantor 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 hand of said grantor, this 21st day of March, A. D. 1968.

Signed in the presence of: *Austin Rice*
Annie S. Rice

STATE OF Oregon }
COUNTY OF Washington } ss.

I, Notary Public, on this 21st day of March, A. D. 1968 personally appeared before me Austin Rice Sr. and Annie S. Rice, the signers of the within instrument, who duly acknowledged to me that they executed the same.

My Commission expires: May 27, 1971 Notary Public