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14234
Warranty Deed
(CONTROLLED ACCESS)

Parcel No. 15-6:103:A
Project No. 1-15-6(30)242

Henry Maurin and Louise Maurin, his wife, Grantors
of Santaquin, County of Utah, State of Utah,
, hereby convey and warrant in fee simple to the STATE ROAD
COMMISSION OF UTAH, Grantee for the sum of
Two thousand five hundred and fifty and no/100 Dollars,
the following described parcels of land in Utah County, State of Utah, to-wit:

Two parcels of land in fee for a freeway known as Project No. 15-6, being
part of an entire tract of property in the S $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 1, T. 10 S.,
R. 1 E., S.L.M. The boundaries of said parcels of land are described as follows:

Beginning on the north boundary line of said entire tract at a point
50.0 ft. perpendicularly distant southeasterly from the center line of a south-
easterly ramp road of said project, which point of beginning is approximately
300 ft. West and 65 ft. South from the NE. corner of said S $\frac{1}{2}$ of the NE $\frac{1}{4}$; thence
WS. 27° 16' 14" W. 748 ft., more or less, to the south boundary line of said
entire tract; thence West 200 ft., more or less, to the southeasterly existing
right of way line of U.S. Highway 91; thence Northeasterly 745 ft., more or less,
along said right of way line to the north line of said entire tract; thence East
210 ft., more or less, to the point of beginning, containing 3.00 acres, more or
less.

ALSO:

Beginning at the intersection of the south boundary line of said entire
tract and the northwesterly existing right of way line of U.S. Highway 91, which
point is approximately 726 ft. South and 1095 ft. West from the NE. corner of
said S $\frac{1}{2}$ of the NE $\frac{1}{4}$; thence West 220 ft., more or less, to a point 65.0 ft. per-
pendicularly distant northwesterly from the center line of a northwesterly ramp
road of said project; thence Northeasterly 405 ft., more or less, along a
straight line to a point 80.0 ft. radially distant northwesterly from the center
line of said northwesterly ramp road at Engineer Station 38+77.21; thence N. 38°
51' 26" E. 45 ft., more or less, to an east boundary line of said entire tract;
thence South 159 ft., more or less, along said east boundary line to said north-
westerly existing right of way line of U.S. Highway 91; thence Southwesterly 182
ft., more or less, along said northwesterly existing right of way line of U.S.
Highway 91 to the point of beginning, containing 0.92 acre, more or less, as
shown on the official map of said project on file in the office of the State Road
Commission of Utah. The two above described parcels of land contains 3.92 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 Anno-
tated, 1953, as amended, 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, 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
Grantors 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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RW Special



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WITNESS, the hand s of said Grantor s, this 5th day of
August, A. D. 19 64.

Signed in the presence of:

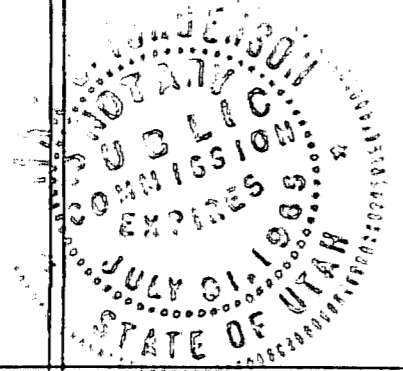
Henry Maurin
Louise Maurin

STATE OF Utah }
County of Utah } ss.

On the 5th day of August, A. D. 19 64, personally appeared
before me Henry Maurin and Louise Maurin, his wife the signer
of the within instrument, who duly acknowledged to me that he executed the same.

My Commission expires: 7-31-65

Small [Signature]
Notary Public



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P. R.
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SEP 21 9 47 AM '64
UTAH COUNTY RECORDER

Helma West Shurthwaite
Helma West Shurthwaite

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1-10-IE
S.C.H.