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Checked by [initials]  
Compared [initials]

At [unclear] of [unclear] M  
in [unclear] of [unclear]

96748

# Warranty Deed

F-212-36

(CONTROLLED ACCESS)

Grantors [unclear] of [unclear] County of [unclear] State of Utah, hereby conveys and warrants in fee simple to the STATE ROAD COMMISSION OF UTAH, Grantee for the sum of [unclear] line hundred and twenty-five and no/100 [unclear] Dollars, the following described tract of land in [unclear] County, State of Utah, to-wit:

A 1/4 of way for highway known as Project No. F-212 across the grantors land in lot 4 of Section 1, T. 3 N., R. 1 E., S. 1 W. Said right of way is a parcel of land 170.0 ft. wide, 85.0 ft. on each side of the center line of survey of said project. Said center line is described as follows:

beginning at the intersection of the south boundary line of said grantors land and said center line of survey at Engineer's Station 67+16.8, which point is 675.4 ft. east along the north boundary line of said Section 1 and 138.2 ft. S 30° 30' W along said center line of survey, from the NW corner of said Section 1; thence N 30° 30' W 138.2 ft. to the intersection of said center line of survey at Engineer's Station 70+60 and the north boundary line of said grantors land, which point is 675.4 ft. east along the north boundary line of said Section 1 from said NW corner of Section 1, as shown on the official map of said project on file in the office of the State Road Commission of Utah. Above described parcel of land contains 5.26 acres of which 0.09 acre is now occupied by the existing highway. Balance 5.17 acres.

In executing this deed, the grantors hereby grant to the State Road Commission of Utah permission to locate and construct within the grantors land and outside the limits of above described right of way, all irrigation ditches 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.

The grantors further agree that no buildings will be constructed or permitted to be constructed upon a strip of grantors land 33 feet wide comprising each controlled access right of way line as established in the foregoing description.



To enable the grantee to construct and maintain a public highway as a limited access freeway as contemplated by Chapter 63, Laws of Utah, 1945, 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 highway, EXCEPTING and reserving to the grantors, their successors or assigns, the right of access to the nearest roadway of said highway over and across, westerly and easterly, right of way line, for 2-50 ft. foot section, which said section center at [unclear] point [unclear] directly opposite Highway Engineer's Station 70+00 each side.

WITNESS, the hand, s. of said grantors, this 12th day of November, A. D. 1946.

Signed in the presence of: *Fred W. Nicholls*  
*Edna F. Nicholls*

STATE OF UTAH }  
County of Davis } ss.

On the 12th day of November, A. D. 1946, personally appeared before me, Fred W. Nicholls and Edna F. Nicholls, the signers of the within instrument, who duly acknowledged to me that they executed the same.

My Commission expires March 18, 1950. *[Signature]*  
Notary Public.

Prepared by R. S. S. 12/20/45 Checked by J. W. L. 1/11/46