

196-

W

BOOK
ABS
P.R.
IND.
FEE

PAGE
SEC.
TP
R

JAN 31 10 36 AM '61

THELMA WEST SHERIDAN
Thelma West Sheridan

1337

1338
Warranty Deed

15-6:102:A

(CONTROLLED ACCESS)

General Refractories Company
of Philadelphia, County of Philadelphia, State of ~~Utah~~ ^{Pennsylvania} grantor
hereby conveys and warrants in fee simple to the STATE ROAD COMMISSION OF UTAH,
Grantee for the sum of Nine hundred and thirty and no/100 Dollars,
the following described tract of land in Utah County, State of Utah, to-wit:

A tract of land for highway known as Project No. 15-6 situated in the NW¹/₄ of
Section 5, T. 5 S., R. 1 E., S.L.M. The boundaries of said tract of land are de-
scribed as follows:

Beginning at the SW corner of the grantors land, which point is approximate-
ly 16.5 ft. east and 216.5 ft. north from the NW corner of said Section 5; thence
North 295 ft., more or less; thence S. 42° 40' 06" E. 400 ft., more or less, to the
south boundary line of the grantors land; thence West 275 ft., more or less, to the
point of beginning as shown on the official map of said project on file in the of-
fice of the State Road Commission of Utah. Above described tract of land contains
0.93 acre, more or less.

The grantors also hereby grant to the grantee permission to locate and con-
struct within the grantors land and outside the limits of the highway right of way
all irrigation and/or waste water ditches made 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.

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



99' To enable the grantee to construct and maintain a public highway as a freeway, as contemplated by Chapter 63, Laws of Utah, 1945, 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, successors or assigns, the right of access to the nearest roadway of said highway over and across a right-of-way line for a ~~foot section~~ ~~which said section~~ ~~center~~ ~~at~~ ~~an~~ ~~point~~ ~~directly opposite Highway Engineer's Station~~

WITNESS, the hand of said grantor, this Second day of December, A. D. 1960

Signed in the presence of: *Wm. E. Hartshorn* Secretary *H. F. Greene* Vice President
GENERAL REFRACTORIES COMPANY

STATE OF ~~UTAH~~ Penna. }
County of Philadelphia } ss.

On the 2 day of December, A. D. 1960, personally appeared before me H. F. Greene, Vice Pres. of General Refractories Company the signer of the within instrument, who duly acknowledged to me that he executed the same.

My Commission expires *via letter 1/10/61*
Notary Public, Philadelphia, Pa.

Form RW-3
Prepared by RES, 5/13/60

THELMA VEST CLERK
JAN 31 10 37 AM '61
BOOK
ABS
P.R.
IND
FEE
PAGE
SEL
TP
R
1338