

UTAH STATE ROAD COM.

547  
CLERK OF COURT  
UTAH COUNTY  
DEPUTY  
B. H. [unclear]  
MAIL

1969 JAN 29 AM 9:35

UTAH STATE ROAD COM.  
BOOK

RECORDED AT THE REQUEST OF

983

983

# Warranty Deed

Parcel No. 028-1:28:A  
Project No. F-028-1(3)

(CONTROLLED ACCESS)  
Allan B. Thomas & Grace Ann Thomas, his wife  
Boyd L. Thomas & Charleen G. Thomas, his wife Grantor  
of Spanish Fork, 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 one hundred and six and no/100 Dollars,  
the following described parcel of land in Utah County, State of Utah, to-wit:

A parcel of land in fee for an expressway known as Project No. 028-1,  
being part of an entire tract of property, in the NW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 28,  
T. 8 S., R. 3 E., S.L.B.&M. Said parcel of land is bounded on the south-  
westerly side by a line parallel and concentric to and 70.00 ft. distant  
southwesterly from the center line of said project and bounded northeasterly  
by a line parallel and concentric to and 60.70 ft. distant northeasterly  
from said center line, said northeasterly line being the southwesterly right-  
of-way line of the Utah Railway Company, and bounded northerly and easterly  
by a northerly and an easterly boundary line of said entire tract. Said  
center line is described as follows:

Beginning at the intersection of said northerly boundary line and said  
center line at Engineer Station 169+84.70, which point is 435.88 ft. east  
along the Section line from the NW corner of said Section 28; thence  
S. 55° 07' 00" E. 1062.30 ft. to the intersection of said center line at  
Engineer Station 180+47.00 and said easterly boundary line, which point is  
1298.57 ft. east along the Section line and 619.88 ft. south from the NW  
corner of said Section 28 as shown on the official map of said project on  
file in the office of the State Road Commission of Utah. The above des-  
cribed parcel of land contains 3.22 acres, more or less, of which 0.10 acre,  
more or less, is now occupied by an existing county road. Balance 3.12  
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.

Together with any and all abutters rights of underlying fee to the  
center of existing rights of way appurtenant to this conveyance.

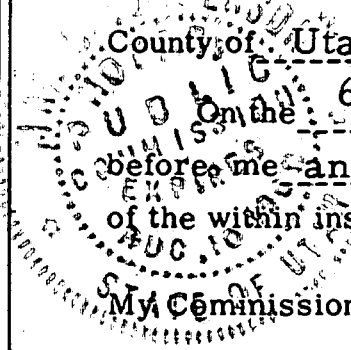
To enable the Grantee to construct and maintain a public highway as a n expressway  
as contemplated by Title 27, Chapter 12, Section 96, Utah Code Annotated,  
1953, as amended, the Grantor hereby release and relinquish to the Grantee any and all  
rights or easements appurtenant to the Grantors remaining 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, s, their successors or assigns, the right of access to~~  
~~the nearest roadway of said highway over and across~~ right-of-way line  
for ~~foot section~~, which said section center  
at ~~point~~ directly opposite Highway Engineer Station

WITNESS, the hand s of said Grantor s, this 6th day of  
January, A. D. 19 69.

Signed in the presence of: *Allan B. Thomas Grace Ann Thomas*  
*Boyd L. Thomas*  
*Charleen G. Thomas*

STATE OF Utah }  
County of Utah } ss.

On the 6th day of January, A. D. 1969, personally appeared  
before me Allan B. Thomas & Grace Ann Thomas, his wife; Boyd L. Thomas  
and Charleen G. Thomas, his wife the signer  
of the within instrument, who duly acknowledged to me that he executed the same.



My Commission expires: 8-10-69 *Mad G. [unclear]*  
Notary Public