

272-

(11)

State Road Commission
State Capital
East Lake City 14
Utah

BOOK 822 PAGE 271-8
 ABS SEC
 P.R. 2573 TP
 IND R
 FEE

SEP 3 8 34 AM '59

THELMA VEST SMITHWAITE
 UTAH COUNTY ASSOCIATES

13675

13676 01038

Warranty Deed

(CONTROLLED ACCESS)

15-6:378:A

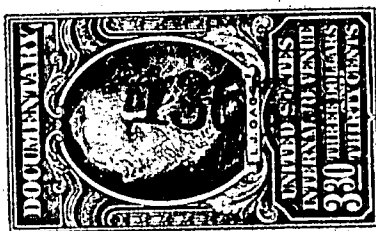
Owen Halliday, single, grantor
 of Pleasant Grove, County of Utah, State of Utah,
 hereby conveys and warrants in fee simple to the STATE ROAD COMMISSION OF UTAH,
 Grantee for the sum of Four thousand five hundred ten and no/100-----Dollars,
 the following described tract of land in Utah County, State of Utah, to-wit:

A tract of land for highway known as Project No. 15-6 situated in the NE $\frac{1}{4}$ of
 Section 31, T. 5 S., R. 2 E., S.L.M. Said tract of land is contained within two
 side lines parallel to and at distances of 125.0 ft. northeasterly and 125.0 ft.
 southwesterly from the center line of survey of said project. Said center line is
 described as follows:

Beginning at the intersection of the west boundary line of the grantors land
 and said center line of survey which point is 732.7 ft. west along the north line
 of said Section 31 and approximately 1284 ft. S. 49° 52' 10" E. along said center
 line of survey, from the N $\frac{1}{4}$ corner of said Section 31; thence S. 49° 52' 10" E.
 875 ft., more or less, to the intersection of said center line of survey and the
 center line of an east-west county road as shown on the official map of said project
 on file in the office of the State Road Commission of Utah. Above described tract
 of land contains 4.74 acres, more or less, of which 0.23 acre, more or less, is now
 occupied by the existing county road. Balance 4.51 acres, more or less.

The grantor 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
 reserved by the grantor and the grantee shall not be liable for any water assess-
 ment now due or which shall become due.



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 remain-
 ing 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 right of way line for
 four section, which said section center at point
 directly opposite Highway Engineer's Station.

273- WITNESS, the hand..... of said grantor....., this 21st day of July, A. D. 19 59

Signed in the presence of: *Owen Halliday*

STATE OF UTAH } ss.
County of Utah }

On the 21st day of July, A. D. 19 59, personally appeared before me *Owen Halliday, single,* the signer..... of the within instrument, who duly acknowledged to me that he..... executed the same.

My Commission expires 4-12-63 *Robert H. Peterson*
Notary Public

Form RW-3

Prepared by J.G.W., 2/4/59

He

BOOK PAGE
ABS SEC
P.R. TP
IND
FEE R

SEP 3 8 38 AM '59

Thelma Vest Smurthwaite
THELMA VEST SMURTHWAITE
UTAH COUNTY RECORDER

13676