

152048

WARRANTY Deed I 236-148 [Controlled Access] Entered

William L. Salter and Maxine Salter, his wife

of Woods Cross, County of Davis, State of Utah

hereby conveys and warrants in fee simple to the STATE ROAD COMMISSION OF UTAH, Grantee for the aim of Seventeen thousand eight hundred forty and no/100ths, the following described tract of land in Davis County, State of Utah, to-wit:

Land for highway known as Project No. I-236 situated in the S₂ SW₂ of Section 36, T. 2 N., R. 1 W., S.E.M. The boundaries of said tract of land are described as follows:

Beginning on the south boundary line of the grantor's land at a point 48 feet east from the SW corner of said grantor's land, said point also being 8.25 chains north and approximately 1352 feet east from the SW corner of said Section 36; thence East 367 feet along said south boundary line; thence N. 37° 11' E. 405 feet, more or less, to the east boundary line of said grantor's land; thence North 335 feet, more or less, to the east boundary line, to the NE corner of said grantor's land; thence S. 89° W. 256 feet along the north boundary line of said grantor's land; thence Southwesterly 748 feet, more or less, along a straight line, to the point of beginning.

Above described tract of land contains 5.60 acres, more or less.

The grantors also hereby grant to the grantee permission to locate and construct 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 assessments now due or which shall become due.



To enable the grantee to construct and maintain a public highway as a(n) expressway, as contemplated by Chapter 63, Laws of Utah, 1945, said highway to consist of inner through traffic lanes and adjacent frontage road, 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 inner lanes; provided, however, that such remaining property of the grantor 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.

WITNESS, the hand of said grantor, This 1 day of July, A. D. 1953.

Signed in the presence of:

STATE OF UTAH } County of DAVIS } ss.

On the 1 day of July, A. D. 1953 personally appeared before me William L. Salter and Maxine Salter the signer of the within instrument, who duly acknowledged to me that they executed the same.

My Commission expires July 6, 1956 Notary Public