

Recorded at request of Utah State Road Commission
Date FEB 7 1957

by Grace R. Ryher 1000 A.M. EMILY T. ELDREDGE

Fee Paid No fee

Recorder Davis County

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163803

Warranty Deed

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(CONTROLLED ACCESS)

Otto Ruffin and Blanche N. Ruffin, his wife
of Woods Cross, County of Davis, State of Utah, grantor
hereby conveys and warrants in fee simple to the STATE ROAD COMMISSION OF UTAH,
Grantee for the sum of Nine thousand three hundred ninety & no/100 Dollars,
the following described tract of land in Davis County, State of Utah, to-wit:

A tract of land for highway known as Project No. 01-7 situated in the
N $\frac{1}{2}$ SE $\frac{1}{4}$, of Section 25, T. 2 N., R. 1 W., S.L.M. Said tract of land is contained
within two side lines parallel to and at distances of 120.0 ft. easterly and
120.0 ft. westerly from 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 the grantors
land and said center line of survey at Engineer's Station 216+32 which point is
584.7 ft. south and approximately 1240 ft. east from the NW. corner of said N $\frac{1}{2}$ SE $\frac{1}{4}$;
thence N. 1°02' E. 568 feet, more or less, to the intersection of said center line
of survey at Engineer's Station 222+00 and the north boundary line of said grantors
land, which point is 0.25 chains south and approximately 1250 ft. east from the NW.
corner of said N $\frac{1}{2}$ SE $\frac{1}{4}$ 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
3.13 acres, 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 there-
after 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.

LGL

LTR

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.



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 ^s
 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 corner~~
~~of said highway over and across..... right of way insofar as~~

.....first section....., which ends at.....point
directly opposite Highway Engineer's Station.....

WITNESS, the hand s. of said grantor s., this 24th day of January, A. D. 1957.

Signed in the presence of:

STATE OF UTAH } ss.
County of _____ Davis _____

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