

172645

WARRANTY DEED (Controlled Access)

01-7:1491:A

NE 36-2N-1W 11

WALTER H. MOSS and BLANCHE C. MOSS, his wife

grantors

of Woods Cross, County of Davis, State of Utah

hereby convey and warrant in fee simple to the STATE ROAD COMMISSION OF UTAH, Grantee for the sum of Eleven Thousand Three Hundred Seventy dollars no/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 Lots 13, 14, 15, and 24-A, subdivisions of the E 1/4 of Section 36, 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. westerly and 170.0 ft. easterly from the center line of survey of said project. The boundaries of said tract of land are described as follows:

Beginning at the intersection of the south boundary line of said grantors' land and said easterly side line, which point is approximately 738 feet east from the SW. corner of said lot 13; thence Northeasterly 755 feet, more or less, along said easterly side line, which is also the arc of a 7809.4 foot radius curve to the left, to a northwesterly boundary line of said grantors' land; thence S. 24°00' W. 215 feet, more or less, along said northwesterly boundary line; thence S. 89°35' W. 285 feet, more or less, along the north boundary line of said grantors' land; thence Southwesterly 567 feet, more or less, along said westerly side line, which is the arc of a 7519.4 foot radius curve to the right; thence S. 87°53' E. 312 feet, more or less, along the south boundary line of said grantors' land to the point of beginning 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 3.79 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.

Platted On Margin Extracted Indexed Entered Compared

To enable the grantee to construct and maintain a public highway, as a freeway, as contemplated by Chapter 53, Laws of Utah, 1945, said highway to consist of inner through traffic lanes and adjacent frontage road, the grantors 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 hands of said grantors, this 12th day of

November, A. D. 1957.

Signed in the presence of:

Walter H. Moss, Blanche C. Moss

STATE OF UTAH County of Davis ss.

On the 12th day of November, A. D. 1957, personally appeared before me Walter H. Moss and Blanche C. Moss, his wife the signers of the within instrument, who duly acknowledged to me that they executed the same.

My Commission expires August 30, 1959

Notary Public

Form R/W 22

Prepared by MSM, 9/12/57

Recorded at request of State Road Commission, 11/22/57, by Emily T. Eldredge, REC-19, 1957, Davis County, Utah

