

WARRANTY DEED

173178

(Controlled Access)

01-7:149E:A

599

SW, SE, NE 36-27-1W

THEE PORTER, Widow

grantor

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 sum of Nine Thousand Four Hundred Fifty Dollars & no/100Dollars,

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 NE 1/4 the NW 1/4, and SW 1/4 of Section 36, T. 2 N., R. 1 W., S. L. M. The boundaries of said tract of land are described as follows:

Beginning at a NW corner of the grantors land, which point is 130.68 ft. north, 200 ft. S. 86°49' E., and 118.12 ft. S. 86°48' E. from the SW corner of the NE 1/4 of said Section 36; thence North 1.50 chains; thence S. 86°48' E. 175.14 feet; thence South 75 feet; thence East 75 feet, along a north boundary line of said grantors land; thence North 75 feet, along a west boundary line of said grantors land; thence North 75 feet, along the northerly boundary line of said grantors land; thence S. 86°49' E. 55 feet, more or less, thence southeasterly from the center line of survey of highway known as Project No. 01-7; thence Southwesterly 205 feet, more or less, along the arc of a 7809.4 ft. radius curve to the right to a point of reverse curve at Engineer's Station 168+33.8; thence Southwesterly 184 feet, more or less, along the arc of a 2754.9 ft. radius curve to the left (Note: tangent to said 2754.9 ft. radius curve at its point of beginning bears S. 27°15' W.); thence West 54 feet, more or less, along a south boundary line of said grantors land; thence South 3.42 rods along an east boundary line of said grantors land; thence South 3.42 rods along the south boundary line of said grantors land to a point 60.0 ft. radially distant northwesterly from the center line of survey of a northwesterly ramp road of said project; thence Northeasterly 416 feet, more or less, along the arc of an 1850.1 ft. radius curve to the left (Note: tangent to said curve at its point of beginning bears N. 43°33' E.); thence S. 86°48' E. 61 feet, more or less, along a northerly 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 3.15 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 freeway, 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 releases and relinquishes 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 6th day of

September, A. D. 1957.

Signed in the presence of:

Marie Frachman

Phoebe Porter

STATE OF UTAH } ss.  
County of Davis }



On the 6th day of September, A. D. 1957, personally appeared before me THEE PORTER, Widow, the signer of the within instrument, who duly acknowledged to me that s/he executed the same.

My Commission expires May 15, 1959

Keith L. Little  
Notary Public  
Res: Bonanza, Utah

Form K/W 22 Prepared by E.M.B., 7/17/57

Parted  Abstracted   
On Margin  Indexed   
Compared  Entered   
Date JAN 7 1958  
By STEVEN A. BYLER  
Deputy  
EMILY J. EDWARDS  
Recorder Davis County  
Page 677