

1985186

2165 58

WARRANTY DEED

01-7:466D:A
1-15-7(3)289

(Controlled Access)

John R. Reid and Grace I. Reid, his wife, grantor(s)
of Salt Lake City, County of Salt Lake, State of Utah,

hereby convey(s) and warrant(s) in fee simple to the STATE ROAD COMMISSION OF
UTAH, Grantee, for the sum of Three thousand nine hundred seventy-five Dollars,
the following described tract of land in Salt Lake County, State of
Utah, to-wit:

A tract of land for highway known as Project No. 01-7 situated in the
SW¹/₄ of Section 1, T. 3 S., R. 1 W., S.L.M. The boundaries of said tract of
land are described as follows:

Beginning at the SW. corner of the grantors land, which point is 123.44
ft. north and 312.70 ft. east from the center of said Section 1; thence N. 0° 13'
06" E. 530 ft., more or less, along the westerly boundary line of said grantors
land to a point 50.0 ft. perpendicularly distant northeasterly from the center line
of a frontage road for said property; thence S. 26° 04' 44" E. 202.0 ft. to a point
of tangency with a 766.2 ft. radius curve to the right; thence Southerly 316.5 ft.
along the arc of said curve to a point 75.0 ft. perpendicularly distant northerly
from the center line of 90th South Street; thence N. 89° 50' E. 287.0 ft.; thence
South 44 ft., more or less, to the south boundary line of said grantors land;
thence S. 89° 53' W. 450 ft., more or less, along said south boundary line 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 1.59 acres, more or less.

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(s) hereby release(s) and relinquish(es) 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(s) 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 s of said grantors, this 6th day of
January, A. D. 19 64.

Signed in the presence of:

John R. Reid
Grace I. Reid

STATE OF UTAH)
) ss
COUNTY OF Salt Lake)

On the 6th day of January A. D. 1964 personally
appeared before me John R. Reid and Grace I. Reid, his wife
the signer of the within instrument, who duly acknowledged to me that he
executed the same.

My Commission expires 10-10-65

N. Wells Phelps
Notary Public



Prepared by KHW, 1/5/64
Recorded by KHW, 1/11/64
Request of STATE ROAD COMMISSION
Fee Paid HAZEL TAGGART CHASE
Recorder Salt Lake County Utah
Rel. by [Signature] Deputy

