

205579

Warranty Deed

71 1/4 - 71 - 17 - 24

(CONTROLLED ACCESS)

01-7:140V:A

HAROLD J. CHRISTENSEN and INA H. CHRISTENSEN, his wife; grantor s
 of North Salt Lake, 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 Eight Thousand Two Hundred Twenty Dollars & 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 S 1/4
 NE 1/4 of Section 11, T. 1 N., R. 1 W., S.L.M. The boundaries of said tract of land
 are described as follows:

Beginning at a point on the southerly boundary line of the grantors land
 407.2 ft. S. 89° 53' W., 1010.75 ft. S. 0° 42' E., 991.3 ft. S. 22° 37' W., 413.5
 ft. S. 22° 37' W.; and 310 ft. west from the NE. corner of said Section 11; thence
 West 258 ft., more or less, to the right of way line of the B.E.R. Co.; thence
 N. 20° 45' E. 243.7 ft.; thence N. 23° 00' E. 167.2 ft.; thence East 338 ft.;
 thence Southwesterly 460 ft., more or less, along a straight 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 2.74
 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
 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 assess-
 ments 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.

WITNESS, the hand s of said grantor s this 17th
 May A. D. 1960

Signed in the presence of:
Wendell B. Hammond *Harold J. Christensen*
Ina H. Christensen

STATE OF UTAH
 County of Davis ss.

On the 17th day of May A. D. 1960, personally
 appeared before me Harold J. Christensen and Ina H. Christensen, his wife
 the signers of the within instrument, who duly acknowledged to me that they executed
 the same.

My Commission expires April 3, 1962 *Wendell B. Hammond*
 Notary Public

