

3342687

SPECIAL WARRANTY DEED

DAVID KEITH, JR., and MARY O. KEITH, his wife, grantors, of

County of Gallitan, State of Montana, hereby CONVEY AND WARRANT against all claiming by, through or under them to SALT LAKE COUNTY, a body corporate and politic of the State of Utah, grantee, for the sum of FOUR THOUSAND SEVEN HUNDRED EIGHTY SEVEN and 50/100 DOLLARS (\$4,785.50), the following described tract of land in Salt Lake County, State of Utah:

A parcel of land in fee for a limited access highway known as Project No. RS-0162(3), being part of an entire tract of property in the SE 1/4 of Section 7, Township 1 South - Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at a point South 89°59' East 100.0 feet from the centerline of the West Valley Highway, Engineer's Station 1102+79.53, which point is also North 89°58' West 944.93 feet along the section line from the Southeast corner of Section 7, Township 1 South - Range 1 West, Salt Lake Base and Meridian; which point is also on a 3719.72 foot radius curve to the right (bearing to centerpoint is North 89°56'25" East); running thence Northeasterly 799.15 feet along the arc of said curve; thence North 15°55'22" East 367.84 feet; thence South 89°41' East 15.34 feet to a point on a 3699.72 foot radius curve to the left (bearing to centerpoint is South 81°02'01" East); thence Southeasterly 1165.77 feet along the arc of said curve; thence North 89°58' West 20.0 feet along section line to the point of beginning, as shown on the official map of said project on file in the office of the Utah Department of Transportation. Also beginning at a point which is North 0°14'32" West 1363.71 feet and North 89°41' West 582.98 feet from the said Southeast corner of Section 7, and running thence North 18°04'58" East 1365.79 feet to the North line of the Southeast Quarter of said Section 7; thence North 89°59'23" East 15.78 feet along said North line; thence South 18°04'58" West 1365.88 feet; thence North 89°41' West 15.75 feet to the point of beginning. Said two parcels contain 0.957 acre, more or less.

(Note: Rotate all bearings 0°14'32" clockwise to equal highway bearings.)

NOTE: This Special Warranty Deed is given in connection with a compromise settlement of a threatened condemnation suit by the grantee, Salt Lake County, under its power of eminent domain.

And, in connection with the compromise settlement of the threatened condemnation suit, it is understood and agreed that if either 13th South or California Avenue is not extended through the West Valley Highway at some time prior to December, 1985, Grantors or their successors or assigns shall have the right to an access opening not less than 50 feet wide from the West Valley Highway for ingress and egress to and from that portion of their remaining property not herein conveyed to Salt Lake County, which lies west of the West Valley Highway. The exact location of said 50 foot access opening shall be subject to the prior written approval of Salt Lake County, its successors or assigns.

WITNESS, the hands of said grantors, this 20th day of April,

UT-58987

SEP 26 3 10 PM '79
KATIE L. GUNON
RECORDED
SALT LAKE COUNTY,
UTAH
UTAH TITLE & ABST.
DEP
David Keith
Mary O. Keith
DAVID KEITH, JR.
MARY O. KEITH

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A.D. 1979.

David Keith, Jr.
DAVID KEITH, JR.

Signed in the presence of:

and

Mary O. Keith
MARY O. KEITH, his wife

STATE OF ^{Utah} CALIFORNIA)
^{Salt Lake} County of ~~San Diego~~) : ss.

On the 20th day of April, 1979, A.D. personally appeared before me David Keith, Jr., and Mary O. Keith, his wife, the signers of the within instrument, who duly acknowledged to me that they executed the same.

Connie A. Stolt
NOTARY PUBLIC
Residing at 712. Salt Lake, UT



My Commission Expires:

March 29, 1982

BOOKSSE RME SIA