

State of Utah
County of Davis
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366
13-47-14
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On Map Indexed
Compared Entered

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E#
96988
rec 3-18-47

Warranty Deed

F-212-69

(CONTROLLED ACCESS)

A. D. Coonrad and Ora E. Coonrad, his wife, grantors of
Dayville, 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 Five Hundred and Fifty and no/100 Dollars,
the following described tract of land in Davis County, State of Utah, to-wit:

Right of way for highway known as Project No. F-212 across the grantors
land in the SW 1/4 Section 13 SE 1/4 SE 1/4 Section 24 T. 4 N, R. 1 W, S.L.M. Said
right of way is contained within a parcel of land the boundaries of which are
described as follows:

Beginning at a point on the southerly boundary line of said section 14,
which point is 85.0 ft. perpendicularly distant westerly from the center line of
survey of said project, said point being also 89.8 ft. west and approximately
5280.0 ft. south from the NE corner of said Section 14; thence N 1° 52' W 396.0
ft. more or less to the northerly boundary line of said grantors land; thence
easterly 81.0 ft. more or less to the center line of the present highway thence
southerly 399.0 ft. more or less along said center line of present highway to the
southerly boundary line of said section 13; thence westerly 83.0 ft. more or less
along said southerly boundary line of said Section 13 and said section 14 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 parcel of land con-
tains 0.75 acre more or less of which 0.34 acre, more or less is now occupied by
the existing highway. Balance 0.41 acre, more or less.

In executing this deed, the grantors hereby grant to the State Road Commis-
sion of Utah permission to relocate and reconstruct within the grantors land and
outside the limits of above described right of way, all irrigation ditches ex-
isting within said limits of above described right of way. After the above de-
scribed ditches are constructed, the grantee is thereafter relieved of all re-
sponsibility for the maintenance of said ditches.

The grantors further agree that no buildings will be constructed or per-
mitted to be constructed upon a strip of grantors land 33 ft. wide bordering each
controlled access right of way line as established in the foregoing description.



The State of Utah hereby grants to the State Road Commission of Utah, Limited
Freeway as contemplated by Chapter 66, Laws of Utah, 1945, the grantors
and their heirs, assigns and assigns, to the grantee any and all rights or interests now owned to
the grantors' real property by reason of the location thereof with reference to the above
description, including limiting the foregoing, all rights of ingress or egress from the grantors' land
into or out of the lands hereby conveyed, to or from said highway. The grantors
hereby agree to release, and their successors or assigns, the right of access to the highway
involving said highway over and across the westerly right of way described
1-4ft. of said section, which said section contains a center line of said
highway opposite Highway Engineer's Station 249+50

WITNESS the hand of said grantors, this 15th day of January, A. D. 1947.

Signed in the presence of: *[Signature]*

STATE OF UTAH
County of Davis ss.

On the 15th day of January, A. D. 1947, personally
appeared before me, *[Signature]*, A. D. Coonrad and Ora E. Coonrad,
the signers of the within instrument, who duly acknowledged to me that *[Signature]* executed
the same.

My Commission expires _____
Notary Public.

Prepared by R. A. B.