

Entry No. 78079
Date MAY 1 1958 5 P. M. Recorded at request of State Road Comm
Mary G. Healy Deputy Book 132 Wasatch County Recorder
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Warranty Deed

019-1:42:A

(CONTROLLED ACCESS)

Vernon M. Price & Reba R. Price, his wife grantor
of Heber City, County of Wasatch, State of Utah,
hereby conveys and warrants in fee simple to the STATE ROAD COMMISSION OF UTAH,
Grantee for the sum of ten and no/100 Dollars,
the following described tract of land in Wasatch County, State of Utah, to-wit:

A tract of land for highway known as Project No. 019-1 situated in the SW 1/4 NW 1/4 and the NW 1/4 NW 1/4, of Section 32, T. 3 S., R. 5 E., S.L.M. Said tract of land is bounded on the easterly side by a line parallel to and 50.0 feet distant easterly from the center line of survey of said project and bounded on the westerly side by the center line of the existing highway. Said center line of survey is described as follows:

Beginning at the intersection of the south boundary line and said south boundary line produced at said grantors land and said center line of survey at Engineer's Station 188+47 which point is approximately 650 feet east along the south boundary line of said Section 32 and approximately 983 feet north from the SW. corner of said Section 32 thence N. 16° 26' E. 554 feet to the point of tangency with a 1°00' curve to the left; thence Northerly 645.0 feet along the arc of said curve; thence N. 9° 59' E. 539 feet more or less, to the intersection of said center line of survey at Engineer's Station 205+86 and the north boundary line of said Section 32, which point is approximately 1060 ft. east along said north boundary line from the NW. corner of said Section 32 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 1.78 acres, more or less, of which 1.76 acres, more or less are now occupied by the existing highway. Balance 0.02 acre, 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 assessment now due or which shall become due.

To enable the grantee to construct and maintain a public highway as an expressway, 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 remaining property contiguous to the lands hereby conveyed, to or from said highway. EXCEPTING and reserving to the grantor, successors or assigns, the right of access to the nearest roadway of said highway over and across the Easterly right of way line for foot section, which said section center at point directly opposite Highway Engineer's Station 188+80

WITNESS, the hand of said grantor, this day of A. D. 19

Signed in the presence of: Vernon M. Price & Reba R. Price

STATE OF UTAH }
County of } ss.

On the day of A. D. 19 personally appeared before me

the signer of the within instrument, who duly acknowledged to me that he executed the same.

My Commission expires Alden S. Adams Notary Public