

8601

SPECIAL WARRANTY DEED  
(Controlled Access)

15-6:100:A1

TRACY-COLLINS BANK AND TRUST COMPANY, formerly TRACY-COLLINS TRUST COMPANY, a Corporation of the State of Utah, Grantor, hereby CONVEYS AND WARRANTS against all claiming by, through or under it to the STATE ROAD COMMISSION OF UTAH, Grantee, for the sum of EIGHT HUNDRED THIRTY THREE AND 33/100 (\$833.33) DOLLARS, an undivided one-sixth (1/6) interest in and to the following described tract of land in Utah County, State of Utah:

A tract of land for a frontage road of highway known as Project No. 15-6 situated in the N-1/2 of Section 6, T 5 S., R 1 E., Salt Lake Meridian. Said tract of land is bounded on the southwesterly side by a line parallel to and 25 ft. distant southwesterly from the center line of survey of a southwesterly frontage road of said project and bounded northeasterly from said southwesterly side line by the north, northeast, south and southeast boundary lines of the grantors' land. The boundaries of said tract of land are described as follows:



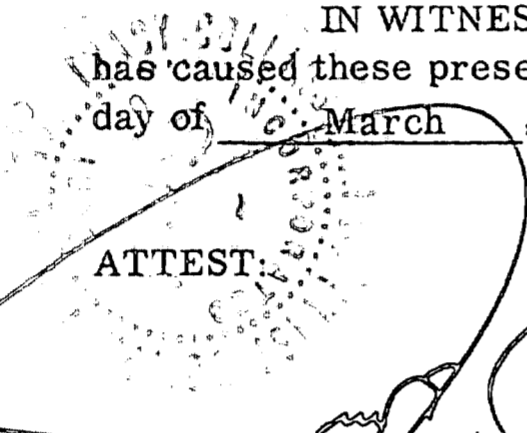
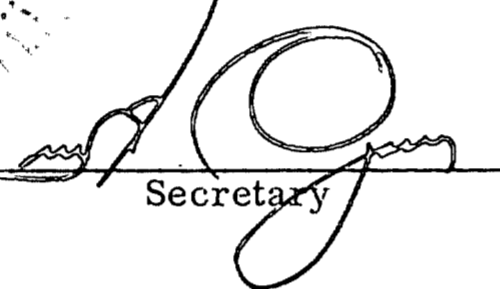
Beginning at the SE corner of the grantors' land, which point is approximately 6 chains west and 0.7 chains north from the E-1/4 corner of said Section 6; thence N 44°36' West 2736 ft; thence S 87°22' West 72 ft, more or less to said southwesterly side line; thence S 44°37'53" East 761 feet, more or less, to a point of tangency with a 975-foot radius curve to the right; thence Southeasterly along the arc of said curve 51.05 ft; thence S 41°37'53" E 156.36 ft to a point of tangency with a 1025-foot radius curve to the left; thence Southeasterly along the arc of said 1025-foot radius curve 35.78 ft; thence S 43°37'53" E 780.14 ft to a point of tangency with a 1025-foot radius curve to the left; thence Southeasterly 107.34 ft along the arc of said 1025-foot radius curve; thence S 49°37'53" E 358.04 ft to a point of tangency with a 975-foot radius curve to the right; thence Southeasterly 77.13 ft along the arc of said 975-foot radius curve; thence S 45°05'56" E 472 ft, more or less, to said south boundary line; thence East 25 ft, more or less, to said Southeast boundary line; thence N 22°42' E 39 ft 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 4.50 acres, more or less, of which 0.01 acre, more or less, is now occupied by the existing road. Balance 4.49 acres, 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.

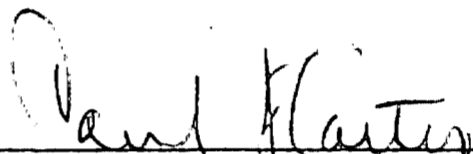
Any and all water rights pertaining to the above described land are hereby reserved by the grantors, and the grantee shall not be liable for any water assessments now due or which shall become due.

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 grantors 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 inner lanes; provided, however, that such remaining property of the grantors 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.

IN WITNESS WHEREOF, TRACY-COLLINS BANK AND TRUST COMPANY has caused these presents to be executed by its duly authorized officers this 31st day of March, 1961.

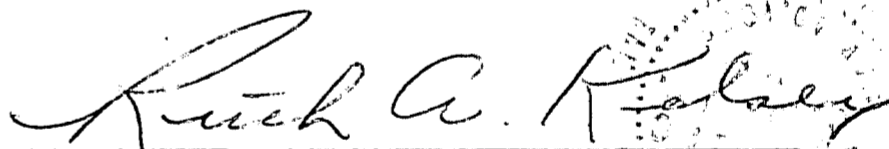
ATTEST:  
  
  
 Secretary

TRACY-COLLINS BANK AND TRUST COMPANY

By   
 Executive Vice President

STATE OF UTAH )  
 : ss.  
 County of Salt Lake )

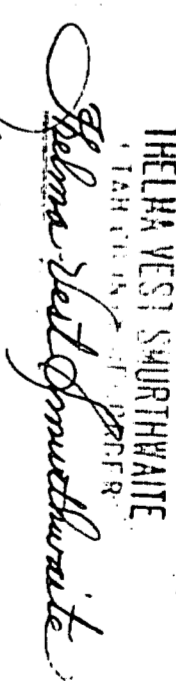
On the 31st day of March, A.D. personally appeared before me Samuel J. Carter and Henry E. Ogaard, who being by me duly sworn, did say, each for himself, that he, the said Samuel J. Carter is the Executive Vice President, and he, the said Henry E. Ogaard, is the secretary of Tracy-Collins Bank and Trust Company, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors and said Samuel J. Carter and Henry E. Ogaard each duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.

  
 Notary Public  
 Residing at: Salt Lake County, Utah

My commission expires:  
5/13/62

BOOK  
 ABS  
 P.R.  
 IND  
 FEE

JUN 30 9 05 AM '61

  
 HELMA VEST SAURTHWAITE  
 Notary Public

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