

196
8602TRUSTEE'S DEED

15-6:100:A2

THIS INDENTURE made this 31st day of March 1961,
by and between TRACY-COLLINS BANK AND TRUST COMPANY, formerly Tracy-
Collins Trust Company, a corporation of the State of Utah, and MAY NORTH DOSCHER,
as Trustees under the Last Will and Testament of Henry W. Doscher, deceased,
hereinafter designated Grantors, parties of the first part, and the STATE ROAD
COMMISSION OF UTAH, hereinafter designated Grantee, party of the second part,

W I T N E S S E T H:

WHEREAS, there was made and entered in the District Court of the Third
Judicial District, in and for Salt Lake County, State of Utah, a Decree of Distribution
dated May 28, 1952 wherein and whereby there was distributed to the Grantors as
Trustees under the Last Will and Testament of Henry W. Doscher, deceased, the
tract and parcel of land hereinafter described; said tract and parcel of land to be
held by the Grantors in trust according to the terms and conditions set forth in said
Last Will and Testament of said deceased, and aforesaid Decree of Distribution; and,

WHEREAS, by the terms of said Last Will and Testament of said Henry W.
Doscher, deceased, and the aforesaid Decree of Distribution, the said Grantors, as
Trustees aforesaid, are given and granted the full power and authority to sell any or
all of the trust property as it may deem just; and,



WHEREAS, the Grantors sold the tract and parcel of land hereinafter
described unto the Grantee:

NOW, THEREFORE, in consideration of the sum of EIGHT HUNDRED THIRTY
THREE AND 33/100 (\$833.33) DOLLARS, receipt whereof is hereby acknowledged by
the Grantors, the Grantors, as Trustees aforesaid, do hereby give, grant, bargain,
sell and convey unto said Grantee, STATE ROAD COMMISSION OF UTAH, an undivided
one-sixth (1/6) interest in and to the following described property located in Utah
County, State of Utah:

A tract of land for a frontage road for highway known as Project No. 15-6 situated in the N-1/2 of Section 6, T 5 S., R. 1 E., S. L. M. 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 ft., 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.

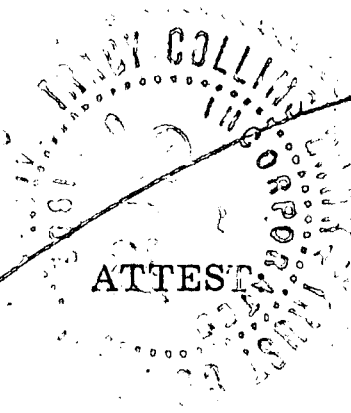
Any and all water rights pertaining to the above described land are hereby reserved by the Grantors, and the Grantee shall not be liable for any water assessments now due or which shall become due.

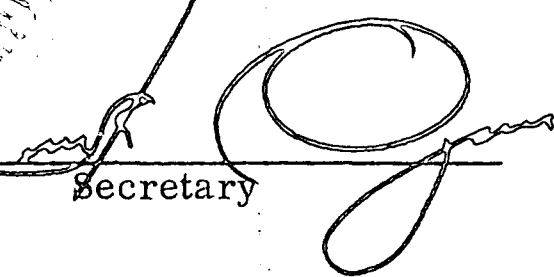
To enable the Grantee to construct and maintain a public highway as a freeway, as contemplated by Chapter 63, Laws of Utah, 1945, said highway to consist of inner through traffic lanes and adjacent frontage road, the Grantors hereby release and relinquish to the Grantee, any and all rights or easements 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.

Together with all of the estate, right, title and interest, both legal and equitable of said Grantors, as Trustees aforesaid, and particularly there is conveyed unto the said Grantors all of the right, title, claim and interest of said Estate of Henry W. Doscher in the premises above described at the time of his death.

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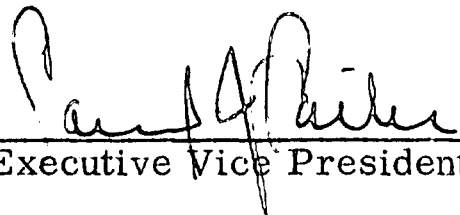
IN WITNESS WHEREOF, the said parties have hereunto set their hands and seals this 31st day of March, 1961.






 Secretary

TRACY-COLLINS BANK AND TRUST COMPANY, formerly Tracy-Collins Trust Company, and MAY NORTH DOSCHER, as Trustees under the Last Will and Testament of Henry W. Doscher, deceased

By  Executive Vice President



May North Doscher
GRANTORS

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

On the 31st day of March, 1961, personally appeared before me SAMUEL J. CARTER, who being by me duly sworn, did say: That he is the Executive Vice President of Tracy-Collins Bank and Trust Company, a corporation of Utah, the legally appointed, qualified and acting Trustee of the Estate under the Last Will and Testament of Henry W. Doscher, together with May North Doscher, and that said instrument was signed in behalf of said corporation by authority of a resolution of its Board of Directors, and said Samuel J. Carter acknowledged that said corporation executed the same in its capacity aforesaid.

My commission expires:

5/13/62

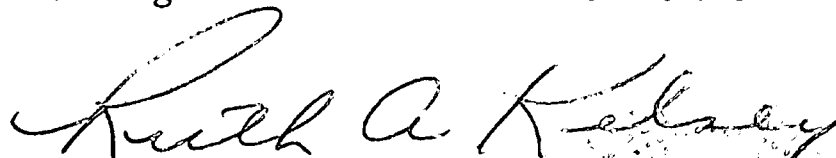

Notary Public
Residing at: Salt Lake City and County, Utah

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

On the 31st day of March, 1961, personally appeared before me MAY NORTH DOSCHER, who being by me duly sworn, did say: That she is the legally appointed, qualified and acting Trustee of the Estate under the Last will and Testament of Henry W. Doscher, together with Tracy-Collins Bank and Trust Company, and acknowledged to me that she executed the within instrument.

My commission expires:

5/13/62


Notary Public
Residing at: Salt Lake City and County, Utah.

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THELMA WEST SPOETHWAITE
UTAH COUNTY RECORDS

Thelma West Spothwaite

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