

2065417

WARRANTY DEED (Controlled Access)

Parcel No. 0141:16:AC
Project No. S-0141(1)

Harold B. Rowell and Jennie C. Rowell, his wife Grantor ,
of Salt Lake County of Salt Lake , State of Utah , hereby
conveys and warrants in fee simple to the SALT LAKE COUNTY, a body corporate and
politic of the State of Utah, Grantee, for the sum of
Two hundred and thirty-three and no/100 Dollars,
the following described parcel of land in Salt Lake County, State of Utah, to-wit:

A parcel of land in fee for an expressway known as Project No. 0141, being part of an entire tract of property, in Lot 9 of Block 1, Ten Acre Plat "B", Big Field Survey (in Section 35, T. 1 S., R. 1 W., S.L.B.&M.) The boundaries of said parcel of land are described as follows:

Beginning at the NE. corner of said entire tract of property, which point is 102.3 rods north and 83.4 rods west from the SE. corner of said Section 35; thence South 17 ft., more or less, to a point 70.0 ft. perpendicularly distant southerly from the center line of said project; thence N. 89°55'15" W. 36 ft., more or less, to a point opposite Engineer Station 69+00; thence S. 87°13' W. 113 ft., more or less, to the west boundary line of said entire tract of property; thence North 23 ft., more or less, to the north boundary line of said entire tract of property; thence East 9 rods 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. The above described parcel of land contains 0.07 acre, more or less.

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 assessments now due or which shall become due.

To enable the Grantee to construct and maintain a public highway as an expressway, as contemplated by Title 27, Chapter 12, Section 96, Utah Code Annotated, 1953, as amended, the Grantor hereby releases and relinquishes 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 southerly right of way line for one 60 foot section, which said section center at point directly opposite Highway Engineer Station 69+36+.

WITNESS, the hand of said Grantor, this 20th day of October
A.D. 19⁶⁴

Signed in the presence of :

Harold B. Rowell
Jennie C. Rowell

STATE OF Utah)
) ss.
County of Salt Lake)

On the 20th day of October , A.D. 1964, personally appeared before me Harold B. Rowell and Jennie C. Rowell, his wife the signers of the within instrument, who duly acknowledged to me that They executed the same.

My Commission expires 15 September 66

Sumner S. Liberty
Notary Public

