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Oct 30 9 22 AM '54

NETTIE S. YOUNG
REG. CLERK EMERY COUNTY

F4-60B_{BY}

Warranty Deed

.....Max J. Peacock and Florence B. Peacock his wife.....grantors.....
of.....Ferron....., County of.....Emery....., State of Utah,
hereby convey and warrant in fee simple to the STATE ROAD COMMISSION OF UTAH,
Grantee for the sum of Nine and 33/100.....Dollars,
the following described tract of land in.....Emery.....County, State of Utah, to-wit:

Land for highway known as Project No. F-4 situated in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ and Lot 3
of Section 3, T. 20 S., R. 7 E., S.L.M. Said tract of land is bounded on the south-
easterly side by a line parallel to and 75 ft. perpendicularly distant southeasterly
from the center line of survey of said project. Said tract of land is bounded on
the northwesterly side, from the south boundary line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ to a point
opposite Engineer's Station 2150+36.0, by a line parallel to and 50 ft. perpendicu-
larly distant northwesterly from said center line of survey; thence by a straight
line to a point 75 ft. perpendicularly distant northwesterly from said center line
at Engineer's Station 2148+86.0; thence by a line parallel to said center line to
the northerly boundary line of said grantor's land. Said center line is described
as follows:


Beginning at the intersection of said south boundary line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$
and said center line of survey at Engineer's Station 2152+29, which point is approx-
imately 1506 ft. East from the W $\frac{1}{4}$ corner of said Section 3; thence N. 22°55' E.,
1378 ft., more or less, to a point of tangency with a 240-ft. ten-chord spiral for
a 3°00' curve to the right, at Engineer's Station 2138+50.7; thence Northeasterly
240.0 ft. along the arc of said spiral; thence Northeasterly 25 ft., more or less,
along the arc of said 3°00' curve to the right to the intersection of said center
line of survey at Engineer's Station 2135+86 and said northerly boundary line of
the grantor's land, which point is approximately 1145 ft. South and approximately
542 ft. West from the N $\frac{1}{4}$ corner of said Section 3, as shown on the official map of
said project on file in the office of the State Road Commission of Utah. The above
described tract of land contains 5.54 acres, more or less, of which 1.81 acres,
more or less, are now occupied by the existing highway. Balance 3.73 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 there-
after 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 assess-
ments now due or which shall become due.

WITNESS, the hands.... of said grantors.... this 9th,
July 1954

Signed in the presence of:

Max J. Peacock
Florence B. Peacock


STATE OF UTAH }
County of.....Emery.....} ss.

On the 9th,.....day of July, 1954..... A. D. 19..... personally
appeared before me Max J. Peacock and Florence B. Peacock his wife.....
the signers..... of the within instrument, who duly acknowledged to me that they..... executed
the same.

My Commission expires 5/12/58.

C. W. Love
Notary Public