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UTAH STATE ROAD COM.

BOOK  
1969 MAR 19 AM 9:24  
DEPUTY  
L.H. mofer

RECORDED AT THE REQUEST OF  
UTAH STATE ROAD COM.

4964

# 4964 Warranty Deed

(CONTROLLED ACCESS)

Parcel No. 028-1:16:A  
Project No. F-028-1(3)

Lily J. Johnson, a woman, Grantor  
of Spanish Fork, County of Utah State of Utah  
hereby convey and warrant in fee simple to the STATE ROAD COMMISSION OF UTAH, Grantee,  
for the sum of One thousand and fifty and no/100 Dollars,  
the following described parcel of land in Utah County, State of Utah, to-wit:

A parcel of land in fee for an expressway known as Project No. 028-1,  
being part of an entire tract of property, in the NW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 20,  
T. 8 S., R. 3 E., S.L.B.&M. The boundaries of said parcel of land are des-  
cribed as follows:

Beginning at the NW corner of said entire tract, which corner is 33.00  
ft. south from the NW corner of said Section 20; thence East 113.11 ft.  
along the north boundary line of said entire tract to a point 108.92 ft.  
perpendicularly distant northeasterly from the center line of said project  
at Engineer Station 90+39.58; thence S. 23° 05' 30" E. 323.79 ft. to a  
point on the south boundary fence line of said entire tract; thence West  
241 ft., more or less, along said south boundary fence line to the SW corner  
of said entire tract; thence North 297 ft., more or less, along said west  
boundary line 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 1.22 acres, more or less, of which  
0.17 acre, more or less, is now occupied by the existing highway. Balance  
1.05 acres, more or less.

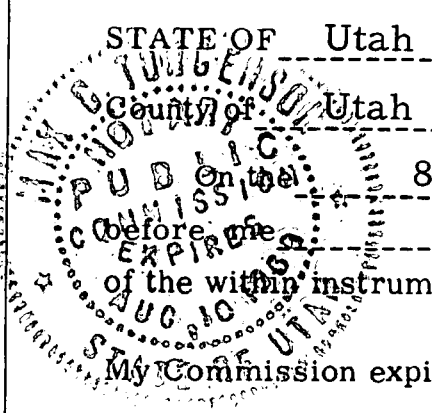
Any and all water rights pertaining to the above described land are  
hereby reserved by the Grantor, and the Grantee shall not be liable for  
any water assessments now due or which shall become due.

Together with any and all abutters rights of underlying fee to the  
center of existing rights of way appurtenant to this conveyance.

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 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 right of way line~~  
for \_\_\_\_\_ foot section \_\_\_\_\_, which said section center  
at \_\_\_\_\_ point directly opposite Highway Engineer Station \_\_\_\_\_

WITNESS, the hand \_\_\_\_\_ of said Grantor \_\_\_\_\_, this 8th day of  
April, A. D. 1969

Signed in the presence of: Lily J. Johnson



STATE OF Utah }  
County of Utah } ss.  
8th day of April, A. D. 1969, personally appeared  
Lily J. Johnson, a woman the signer  
of the within instrument, who duly acknowledged to me that he executed the same.  
My Commission expires: 8-10-69 Mar. E. Johnson  
Notary Public