

PAGE (X) INDEX 1 () INDEX 1 () INDEX 1 () INDEX 1 ()

NO 144471 DATE 12-22-87 TIME 11:07 FEE 10.50
REC FOR SECURITY TITLE BOOK 196 PAGE 533 536
RECORDER JOE DEAN HUBER BY JOE DEAN HUBER
Wasatch County, State of Utah
2377
WARRANTY DEED

THARD C. BROWN, M.D., and BONNIE B. BROWN, Trustees under
iation Oncology Associates of Central Utah, a defined benefit
n, of the City of Provo, County of Utah,
ate of Utah, Grantors, hereby convey and warrant to the UNITED
ATES OF AMERICA, Grantee, acting pursuant to the provisions of
e Act of June 17, 1902 (32 Stat. 388), and Acts amendatory,
roof or supplementary thereto, for the sum of *Forty Nine Thousand*
and hundred and 23/100 (\$49,700.23), the
lowng-described real property located in Wasatch County,
ate of Utah, to-wit:

CEL NO. JDR-Hy-189-61:10B:A (Fee Title)

parcel of land for an expressway known as Project No. NF-61,
ing part of an entire tract of property, situate in the
theast Quarter of the Northwest Quarter (NE $\frac{1}{4}$ NW $\frac{1}{4}$) of Section
fenteen (17), Township Two (2) South, Range Five (5) East, Salt
e Base and Meridian, Wasatch County, Utah, more particularly
cribed as follows:

Beginning in the North line of said Section 17 at a point
One Hundred Fifty (150.0) feet radially distant northeast-
erly from the centerline of said project, which point is
approximately Eight Hundred Two and Thirty-three Hundredths
(802.33) feet South 89°33'11" West (highway bearing) from
the North Quarter corner of said Section 17; thence south-
easterly Six Hundred Eighty-two and Ninety-five Hundredths
(682.95) feet, more or less, along the arc of a Seventy-four
Hundred Eighty-nine and Four Hundred Thirty-seven Thou-
sandths (7489.437)-foot radius curve to the left, to a point
opposite Engineer Station 231+00.47 (Note: Tangent to said
curve at its point of beginning bears South 46°46'31" East);
thence South 52°00'00" East Seventy and Twenty-six Hun-
dredths (70.26) feet, more or less, to the East boundary
line of said entire tract; thence South 0°30'42" West
(highway bearing) Three Hundred Fifty-two and Eighty-eight
Hundredths (352.88) feet, more or less, along said East line
to a point One Hundred Thirty (130.0) feet perpendicularly
distant southwesterly from said centerline; thence North
52°00'00" West Two Hundred Eighty-five and Two Hundredths
(285.02) feet, more or less, to a point opposite said
Engineer Station 231+00.47; thence North 51°14'53" West Two
Hundred Three and Eighty-nine Hundredths (203.89) feet;
thence North 49°22'17" West Three Hundred Five and Nine
Hundredths (305.09) feet; thence North 52°35'46" West Five
Hundred Fifty-one and Fifty-two Hundredths (551.52) feet,
more or less, to said North line; thence North 89°33'11"
East (highway bearing) Four Hundred Eighty-two and Seventy-
eight Hundredths (482.78) feet along said North line to the
point of beginning, as shown on the official map of said

project on file in the office of the Utah Department of Transportation.

Parcel No. JDR-Hy-189-61:10B:A contains a total of Six and Eighty-four Hundredths (6.84) acres, more or less.

Together with all appurtenances thereto belonging or in anywise appertaining, including improvements, but excepting and reserving to the Grantors all water and water rights.

Sand and gravel are not reserved to the Grantors.

In order 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 Grantors hereby agree to release and relinquish to the United States, or its assigns, any and all rights of ingress to or egress from the Grantors' remaining property contiguous to Parcel No. JDR-Hy-189-61:10B:A, EXCEPTING and reserving to the Grantors, their heirs, successors, or assigns, the right of access to the nearest roadway of said highway over and across the northeasterly right-of-way line for one 16-foot section, which said section centers at a point directly opposite Highway Engineer Station 228+00.

AND, ALSO,

A perpetual right-of-way easement upon part of an entire tract of property for the purpose of constructing thereon a public access road and appurtenant parts thereof incident to the construction of an expressway known as Project No. NF-61, said part of an entire tract being described as follows:

PARCEL NO. JDR-Hy-189-61:10B:EP

A parcel of land in the Northeast Quarter of the Northwest Quarter (NE $\frac{1}{4}$ NW $\frac{1}{4}$) of Section Seventeen (17), Township Two (2) South, Range Five (5) East, Salt Lake Base and Meridian, Wasatch County, Utah, more particularly described as follows:

Beginning at the Northwest corner of said NE $\frac{1}{4}$ NW $\frac{1}{4}$; thence South 0°28'53" West (highway bearing) Eighty-eight and Twenty-three Hundredths (88.23) feet along the West line of said NE $\frac{1}{4}$ NW $\frac{1}{4}$ to a point Sixty (60.0) feet perpendicularly distant southwesterly from the centerline of said access road known as "O" Line; thence South 51°37'00" East Six Hundred Six and Fifty-five Hundredths (606.55) feet, more or less, to a point of tangency with an Eight Hundred Ninety-four and Ninety-three Hundredths (894.93)-foot radius curve to the right opposite Engineer Station 27+01.56; thence southeasterly Three Hundred Seven and Eighteen Hundredths (307.18) feet along the arc of said curve; thence South 2°26'14" East Eighty-one and Twenty Hundredths (81.20) feet; thence South 40°09'49" East One Hundred Thirty and Four Hundredths (130.04) feet, more or less, to the South

boundary line of said entire tract; thence North 89°28'06" East (highway bearing) Two Hundred Twenty-four and Thirty-one Hundredths (224.31) feet, more or less, along said South boundary line to a point One Hundred Ten (110.0) feet perpendicularly distant northeasterly from said centerline; thence North 31°57'00" West Two Hundred Seventy-nine and Eighty-three Hundredths (279.83) feet to the southwesterly limited-access line of said project to a point opposite Engineer Station 30+65.81; thence along said southwesterly limited-access line the following three courses and distances: North 51°14'53" West One Hundred Sixty and Fifty-one Hundredths (160.51) feet; thence North 49°22'17" West Three Hundred Five and Nine Hundredths (305.09) feet; thence North 52°35'46" West Five Hundred Fifty-one and Fifty-two Hundredths (551.52) feet, more or less, to the North line of said Section 17; thence South 89°33'11" West (highway bearing) Forty-seven and Eleven Hundredths (47.11) feet along said North line to the point of beginning.

Parcel No. JDR-Hy-189-61:10B:EP contains a total of Three and Fifty-eight Hundredths (3.58) acres, more or less.

(Note: All highway bearings in the above description are based on the Utah State Plane Coordinate System.)

After said public access road is constructed on the above-described part of an entire tract at the expense of the United States or its assigns, the United States or its assigns is thereafter relieved of any further claim or demand for costs, damages or maintenance charges which may accrue against said public access road and appurtenant parts thereof.

This deed, together with the other provisions of this grant, is freely transferable and assignable and shall constitute a covenant running with the land, binding upon the heirs, executors, personal representatives, administrators, successors, and assigns of the Grantors, for the benefit of the United States, its contractors, employees, agents, and assigns.

Subject to coal, oil, gas, and other mineral rights reserved to or outstanding in third parties as of the date of this deed; also, subject to rights-of-way for roads, railroads, telephone lines, transmission lines, ditches, conduits, or pipelines on, over, or across said lands in existence on such date.

This real property is acquired by the Bureau of Reclamation, Department of the Interior, for the United States.

WITNESS the hands of said Grantors this 4th day of Nov.,
A.D., 19 87.

RICHARD C. BROWN, M.D., and
BONNIE B. BROWN, Trustees, under
Radiation Oncology Associates of
Central Utah, a defined benefit
plan

Richard C. Brown M.D.

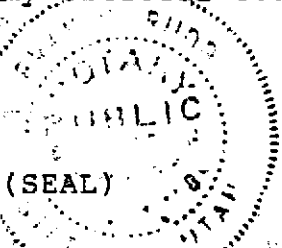
Bonnie B. Brown

ACKNOWLEDGMENT

State of Utah)
) ss.
County of Utah)

On this 4th day of November, 19 87, personally
appeared before me RICHARD C. BROWN, M.D., and BONNIE B. BROWN,
who being by me duly sworn, did say that they are the Trustees
under Radiation Oncology Associates of Central Utah, a defined
benefit plan, and that said instrument was signed in behalf of
said benefit plan by authority, and said RICHARD C. BROWN and
BONNIE B. BROWN acknowledged to me that they, as such Trustees,
executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year first above written.



My Commission Expires:

September 21, 1990

Ernie M. Reed
Notary Public in and for the
State of Utah
Residing at Murray