

46-

BOOK  
ABS  
P.R.  
IND  
FEE 70

MAY 2 9 35 AM '61

THELMA WEST SOUTHWASTE  
REGISTERED  
DEED  
*Thelma West Southwaste*

5735

660

5736 A 706A

# Warranty Deed

15-6:153:A

(CONTROLLED ACCESS)

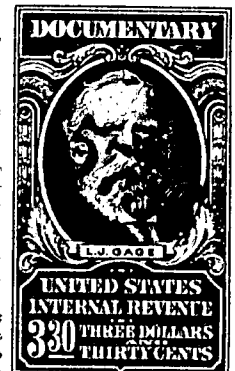
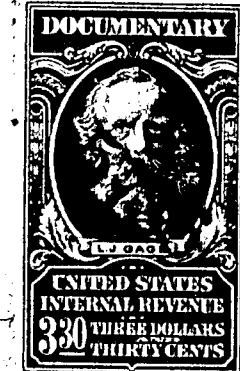
Luther Carlos Coates and Vilate Coates, his wife, grantor s  
of Lehi, County of Utah, State of Utah,  
hereby conveys and warrants in fee simple to the STATE ROAD COMMISSION OF UTAH,  
Grantee for the sum of Five Thousand Seven Hundred Forty and no/100----- Dollars,  
the following described tract of land in Utah, County, State of Utah, to-wit:

A tract of land for highway known as Project No. 15-6 situated in the NE $\frac{1}{4}$  of  
Section 8, T. 5 S., R. 1 E., S.L.M. Said tract of land is contained within two  
side lines parallel to and at distances of 125.0 ft. northeasterly and 125.0 ft.  
southwesterly from the center line of survey of said project. Said center line is  
described as follows:

Beginning at the intersection of the west boundary line of the grantors land  
and said center line of survey, which point is approximately 692 ft. south and  
20.90 chs. west from the NE corner of said NE $\frac{1}{4}$ ; thence S. 48° 27' 50" E. 551 ft.,  
more or less, to the intersection of said center line of survey and the east  
boundary line of said grantors land, 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 2.90 acres, more or less.

The grantors also hereby grant to the grantee permission to locate and con-  
struct 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.

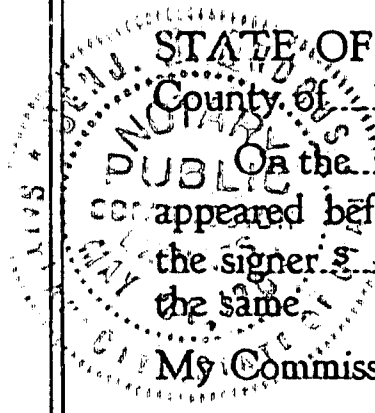
Any and all water rights pertaining to the above described land are hereby re-  
served by the grantor and the grantee shall not be liable for any water assessment  
now due or which shall become due.



47- To enable the grantee to construct and maintain a public highway as a  
 freeway, as contemplated by Chapter 63, Laws of Utah, 1945, 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 remain-  
 ing 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 right of way line for  
 a foot section, which said section center at a point  
 directly opposite Highway Engineer's Station

WITNESS, the hand s. of said grantor s., this 27th day of  
 March, A. D. 19 61

Signed in the presence of: *Luther Carlos Coates*  
*Vilate Coates*



STATE OF UTAH }  
 County of Utah } ss.  
 On the 27th day of March A. D. 19 61, personally  
 appeared before me Luther Carlos Coates and Vilate Coates, his wife,  
 the signer s. of the within instrument, who duly acknowledged to me that they executed  
 the same.  
 My Commission expires May 21, 1961 Benji W. Andrews  
 Notary Public.

Form RW-3  
 Prepared by RES, 6/28/60

5736  
 MAY 2 9 36 AM '61  
 BOOK PAGE  
 ABS SEC  
 P. R. TP  
 IND R  
 FEE No  
 THE LAMAR VEST SHURHWATE  
 UTAH COUNTY CLERK  
 (Signature)