

ENTRY NO. 149942 DATE 9-21-89 TIME 3:35 FEE 24.00
RECORDED FOR GUARDIAN TITLE BOOK 212 PAGE 221-227
RECORDER JOE DEAN HUBER BY GLORIA PITT
WARRANTY DEED

THE DEWEY L. AND AUDREY B. JOLLEY FAMILY PARTNERSHIP, of Orem
County of Utah, State of Utah, Grantor, hereby conveys and
warrants to the UNITED STATES OF AMERICA, Grantee, acting pursuant to
the provisions of the Act of June 17, 1902 (32 Stat. 388) and acts
amendatory thereof or supplementary thereto, for the sum of Thirty-
three Thousand Five Hundred Fifty and no/100 Dollars (\$33,550.00), the
following-described real property located in the County of Wasatch,
State of Utah, to-wit:

PARCEL NO. JDR-55 (Fee Title)

A parcel of land in the South Half of the Southwest Quarter (S $\frac{1}{2}$ SW $\frac{1}{4}$)
of Section Thirty-five (35), Township Two (2) South, Range Five (5)
East, Salt Lake Meridian, Wasatch County, Utah, more particularly
decribed as follows:

The North Half of the Southeast Quarter of the Southwest
Quarter (N $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$) and the North Half of the Southwest
Quarter of the Southwest Quarter (N $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$) of said
Section 35.

Parcel No. JDR-55 contains a total of Forty (40.0) acres, more or
less.

AND, ALSO,

PARCEL NO. JDR-RA-11 (Fee Title)

Right-of-way for highway known as Wasatch County Route A over that
portion of the Grantor's land located in the Southwest Quarter of
the Southwest Quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$), and in the Southeast Quarter of the
Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section Thirty-five (35), Township Two
(2) South, Range Five (5) East, Salt Lake Base and Meridian; and in
Lot Three (3) of Section Two (2), Township Three (3) South, Range
Five (5) East Salt Lake Base and Meridian, Wasatch County, Utah,
more particularly described as follows:

Beginning at a point on the centerline of Wasatch County Route A
shown as Engineer's Station PST 324+28.564 on Right-of-Way Plans on
file in Wasatch County Surveyor's Office, said point also being
Fifty-eight Hundred Twenty-nine and Five Hundred Seventy-nine
Thousandths (5829.579) feet North and Fifteen Thousand Eight Hundred
Seventy-eight and Six Hundred Eighty Thousandths (15878.680) feet
East from found brass cap county monument (1974) accepted as the
Southeast (SE) corner of Section Six (6), Township Three (3) South,
Range Five (5) East, Salt Lake Base and Meridian; thence North
02°42'49" West One Hundred Ten (110.0) feet to a point on the
proposed North right-of-way line of said Wasatch County Route A;
thence along said proposed North right-of-way line North 72°49'50"
East Thirty-two and Twenty-four Thousandths (32.024) feet to a point

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Gloria Pitt
Name
Date

on the westerly line of the Grantor's land described in the Trustee's Deed from Winnie M. Baird, as Trustee, to The Dewey L. and Audrey B. Jolley Family Partnership recorded as Instrument Number 111993 on January 16, 1978, in Book 116, Page 59, Official Records of Wasatch County, said point also being on the easterly line of the land described in the Quitclaim Deed from William N. Baird to Heber Land and Cattle recorded as Instrument Number 129583 on June 27, 1983, in Book 156, Page 770, Official Records of Wasatch County, said point also being the true point of beginning of this description;

THENCE along the proposed North right-of-way line of said Wasatch County Route A the following courses:

North 58°31'40" East Two Hundred Seventy-four and Three Hundred Seventy-two Thousandths (274.372) feet to a point which is distant at right angles from the centerline of said Wasatch County Route A North 02°42'49" West Two Hundred Fifty (250.0) feet from a point on said centerline shown as Engineer's Station 327+00 on said Right-of-Way Plans;

THENCE South 59°41'21" East Two Hundred Thirty-eight and Five Hundred Thirty-eight Thousandths (238.538) feet to a point which is distant at right angles from the centerline of said Wasatch County Route A North 02°42'49" West One Hundred Twenty (120.0) feet from a point on said centerline shown as Engineer's Station 329+00 on said Right-of-Way Plans;

THENCE North 87°17'11" East Nine Hundred Six and Nine Hundred Forty-seven Thousandths (906.947) feet to a point which is distant at right angles from the centerline of said Wasatch County Route A North 02°42'49" West One Hundred Twenty (120.0) feet from a point on said centerline shown as Engineer's Station PTS 338+07.042 on said Right-of-Way Plans;

THENCE North 83°04'41" East One Hundred Ninety-one and Nine Hundred Twenty-nine Thousandths (191.929) feet to a point which is distant radially from the centerline of said Wasatch County Route A North 06°27'47" West One Hundred Thirty (130.0) feet from a point on said centerline shown as Engineer's Station PSC 340+07.042 on said Right-of-Way Plans;

THENCE North 62°50'50" East Five Hundred Thirteen and Six Hundred Ninety-two Thousandths (513.692) feet to a point which is distant radially from the centerline of said Wasatch County Route A North 28°01'14" West Two Hundred Twenty (220.0) feet from a point on said centerline shown as Engineer's Station PCS 345+81.901 on said Right-of-Way Plans;

THENCE North 35°55'23" East Two Hundred and Five Hundred Twenty-nine Thousandths (200.529) feet to a point which is distant at right angles from the centerline of said Wasatch County Route A North 31°46'15" West Three Hundred (300.0) feet from a point on said centerline shown as Engineer's Station PST 347+81.901 on said Right-of-Way Plans;

THENCE North 78°31'23" East One Hundred Forty-three and Seventy-one Thousandths (143.071) feet to a point which is distant at right angles from the centerline of said Wasatch County Route A North 31°46'15" West Two Hundred Fifty and Thirty-eight Hundredths (250.38) feet from a point on said centerline shown as Engineer's Station PTS 349+16.096 on said Right-of-Way Plans;

THENCE North 78°31'25" East Three Hundred Forty-six and Nine Hundred Seventy-seven Thousandths (346.977) feet to a point which is distant radially from the centerline of said Wasatch County Route A North 21°38'46" West One Hundred Fifty (150.0) feet from a point on said centerline shown as Engineer's Station PSC 352+16.096 on said Right-of-Way Plans;

THENCE North 69°53'06" East Eighty-four and Seven Hundred Eighty-seven Thousandths (84.787) feet to a point on the easterly line of the Grantor's land described in the Trustee's Deed from Winnie M. Baird, as Trustee, to The Dewey L. and Audrey B. Jolley Family Partnership recorded as Instrument Number 111993 on January 16, 1978, in Book 116, Page 59, Official Records of Wasatch County, said point also being on the westerly line of the land described in the Trustee's deed from Winnie M. Baird, as Trustee, to The Lloyd A. and Anna Lee B. Ford Family Partnership recorded as Instrument Number 111994 on January 16, 1978, in Book 116, Page 62, Official Records of Wasatch County;

THENCE along said line of Official Records Book 116, Page 59, and of Official Records Book 116, Page 62, South 00°07'57" West Four Hundred Thirteen and Two Hundred Eighty-five Thousandths (413.285) feet to a point on the proposed South right-of-way line of said Wasatch County Route A;

THENCE along the proposed South right-of-way line of said Wasatch County Route A the following courses:

South 69°07'12" West One Hundred Ninety-three and Five Hundred Forty-four Thousandths (193.544) feet to a point which is distant at right angles from the centerline of said Wasatch County Route A South 31°46'15" East Two Hundred One and Three Hundred Eighty-two Thousandths (201.382) feet from a point on said centerline shown as

Engineer's Station PTS 349+16.096 on said Right-of-Way Plans;

THENCE South 69°07'12" West One Hundred Thirty-six and Six Hundred Fifty-eight Thousandths (136.658) feet to a point which is distant at right angles from the centerline of said Wasatch County Route A South 31°46'15" East One Hundred Seventy-five and Five Hundred Sixty-four Thousandths (175.564) feet from a point on said centerline shown as Engineer's Station PST 347+81.901 on said Right-of-Way Plans;

THENCE South 69°07'12" West Two Hundred Twelve and Eight Hundred Ninety-seven Thousandths (212.897) feet to a point which is distant radially from the centerline of said Wasatch County Route A South 28°01'14" East One Hundred Forty (140.0) feet from a point on said centerline shown as Engineer's Station PCS 345+81.901 on said Right-of-Way Plans;

THENCE South 41°57'47" West Four Hundred Ninety-nine and Six Hundred Forty-six Thousandths (499.646) feet to a point which is distant radially from the centerline of said Wasatch County Route A South 13°41'56" East Three Hundred Seventy (370.0) feet from a point on said centerline shown as Engineer's Station 342+00 on said Right-of-Way Plans;

THENCE North 13°41'58" West Two Hundred Forty (240.0) feet to a point which is distant radially from the centerline of said Wasatch County Route A South 13°41'56" East One Hundred Thirty (130.0) feet from a point on said centerline shown as Engineer's Station 342+00 on said Right-of-Way Plans;

THENCE South 79°55'07" West Two Hundred Nine and Two Hundred Forty Thousandths (209.240) feet to a point which is distant radially from the centerline of said Wasatch County Route A South 06°27'47" East One Hundred Thirty (130.0) feet from a point on said centerline shown as Engineer's Station PSC 340+07.042 on said Right-of-Way Plans;

THENCE South 88°45'35" West Two Hundred Eight and Four Hundred Seventy-nine Thousandths (208.479) feet to a point which is distant at right angles from the centerline of said Wasatch County Route A South 02°42'49" East One Hundred Twenty (120.0) feet from a point on said centerline shown as Engineer's Station PTS 338+07.042 on said Right-of-Way Plans;

THENCE South 87°17'11" West Nine Hundred Six and Nine Hundred Forty-seven Thousandths (906.947) feet to a point which is distant at right angles from the centerline of

said Wasatch County Route A South 02°42'49" East One Hundred Twenty (120.0) feet from a point on said centerline shown as Engineer's Station 329+00 on said Right-of-Way Plans;

THENCE South 81°34'34" West Two Hundred and Nine Hundred Ninety-eight Thousandths (200.998) feet to a point which is distant at right angles from the centerline of said Wasatch County Route A South 02°42'49" East One Hundred Forty (140.0) feet from a point on said centerline shown as Engineer's Station 327+00 on said Right-of-Way Plans;

THENCE North 86°24'32" West Two Hundred Fifty-three and Four Hundred Eight Thousandths (253.408) feet to a point on the westerly line of the Grantor's land described in the Trustee's Deed from Winnie M. Baird, as Trustee, to The Dewey L. and Audrey B. Jolley Family Partnership recorded as Instrument Number 111993 on January 16, 1978, in Book 116, Page 59, Official Records of Wasatch County, said point also being on the easterly line of the land described in the Quitclaim Deed from William N. Baird to Heber Land and Cattle recorded as Instrument Number 129583 on June 27, 1983, in Book 156, Page 770, Official Records of Wasatch County;

THENCE along said line of Official Records Book 116, Page 59, and of Official Records Book 156, Page 770, North 00°06'33" East Two Hundred Thirty and Four Hundred Forty-six Thousandths (230.446) feet to the true point of beginning of this description.

Parcel No. JDR-RA-11 contains a total of Twenty and Eighty-three Hundredths (20.83) acres, more or less.

The basis of bearings used for this description are Wasatch County Route A project bearings as shown on Right-of-Way Plans for Wasatch County Route A on file in Wasatch County Surveyor's Office.

Parcel Nos. JDR-55 and JDR-RA-11 contain a total of Sixty and Eighty-three Hundredths (60.83) acres, more or less.

Together with all appurtenances thereto belonging or in anywise appertaining, including improvements, all water and water rights, ditches and ditch rights belonging thereto or used in connection therewith.

Excepting and reserving from said conveyance any coal, oil, gas, and other mineral rights (but not sand and gravel) owned by the Grantor in the above-described land, together with the right to prospect for and remove the same, but any rights reserved hereunder shall be exercised in such a manner as will not interfere with the construction, operation, and maintenance of any works of the Central Utah Project. It is agreed that any exploration or exploitation of such coal, oil, gas, and other minerals shall be approved by the Secretary of the Interior or his duly-authorized representative.

Subject to coal, oil, gas, and other minerals 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.

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 Grantor hereby agrees to the following: As to Parcel No. JDR-RA-11, Grantor agrees to release and relinquish to the United States, or its assigns, any and all rights or easements appurtenant to the Grantor's 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 Grantor's 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 right-of-way line to the right of said highway for two 16-foot openings, which said openings center at points directly opposite Highway Engineer Stations 330+50.00 and 347+31.00. Also, the right of access to the nearest roadway of said highway over and across the right-of-way line to the left of said highway for one 16-foot opening, which said opening centers at a point directly opposite Highway Engineer Station 333+04.00.

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

WITNESS the hand of said Grantor this 11th day of August A.D., 1989.

THE DEWEY L. AND AUDREY B. JOLLEY FAMILY PARTNERSHIP, a Utah Limited Partnership

By Audrey B. Jolley
By Dewey L. Jolley

ACKNOWLEDGMENT

State of Utah)
County of Utah) ss.

On this 13th day of Aug., 1989, personally appeared before me Audrey B. Jolley and Dewey L. Jolley, who being by me duly sworn, did say that they are Partners of THE DEWEY L. AND AUDREY B. JOLLEY FAMILY PARTNERSHIP, a Utah Limited Partnership, and that said instrument was signed in behalf of said partnership by authority of the Partnership Agreement, and said Audrey B. Jolley and Dewey L. Jolley acknowledged that said Partnership executed the same.

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

WITTE () WITTE () WITTE () WITTE ()



Jerry C. Dawward
Notary Public in and for the
State of Utah
Residing at Provo, Utah

My Commission Expires:
Apr. 23-1990