

ROADWAY DESIGN
FOURTH FLOOR
4501 SOUTH 2700 WEST

SALT LAKE CITY, UTAH 84118-6988

Warranty Deed

(CONTROLLED ACCESS)
Davis County

Parcel No. 030:12:A
Project No. F-030(9)

RALPH S. HUNTER AND SHIRLEE HUNTER

NW 1/2
A/F 11/40.00, Grantor S

of IDAHO FALLS, County of _____, State of IDAHO,
hereby CONVEYS AND WARRANTS to the UTAH DEPARTMENT OF TRANSPORTATION, at
4501 South 2700 West, Salt Lake City, Utah 84119, Grantee, for the sum
of _____ Ten and no/100 _____ Dollars,

and other good and valuable considerations, the following described parcel of land
in Davis County, State of Utah, to-wit:

A parcel of land in fee for the widening of an existing expressway State
Route 89 and an adjacent frontage road known as Project No. 030, being part of an
entire tract of property, situate in the NW¹/₄NW¹/₄ of Section 12 and the NE¹/₄NE¹/₄ of
Section 11, T 4 N., R. 1 W., S.L.B. & M. The boundaries of said parcel of land are
described as follows.

Beginning in the southerly boundary line of said entire tract at a point
42.00 ft. radially distant southwesterly from the center line of a frontage road
known as the "W1" Line of said project, which point is 187.55 ft. S. 89°58'22" E.
along the north line of said Section 12, 1245.69 ft. S. 0°17'50" W. parallel to the
west line of said Section 12, 438.01 ft. (by record, but 424.76 ft. by measurement)
west, 19.07 ft. S. 3°13' W. and 140.81 ft. N. 89°12'40" E. from the Northwest corner
of said Section 12; and running thence Northerly 119.83 ft., more or less, along
the arc of a 192.00-foot radius curve to the right (Note: Chord to said curve
bears N. 7°20'51" W. for a distance of 117.90 ft.) to the northerly boundary line
of said entire tract, being the southerly right of way line of a 50.00-foot wide
right of way; thence N. 88°56'00" E. 162.75 ft. along said northerly boundary line
to the westerly right of way line of the existing frontage road of record; thence
S. 1°26'47" W. 118.00 ft., more or less, along said westerly right of way line to
said southerly boundary line; thence S. 89°12'40" W. 144.68 ft. 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. The above described parcel of land contains
18,799 square feet in area or 0.432 acre, more or less.

(Note: Rotate all bearings in the above description 0°21'04" clockwise to
match highway bearings based upon the Utah State Plane Coordinate System modified.)

09-060-0019

Continued on Page 2

RETURNED

SEP 15 1992

621
621
99 1741 BK 1531 PG 621
CAROL DEAN PAGE, DAVIS CNTY RECORDER
1992 SEP 15 9:42 AM FEE .00 DEP MEC
REC'D FOR UTAH DEPT OF TRANSPORTATION

To enable the Utah Department of Transportation 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, said highway to consist of inner through traffic lanes and adjacent frontage roads, the Owners of said entire tract of property hereby release and relinquish to said Utah Department of Transportation any and all rights or easements appurtenant to the remaining property of said Owners by reason of the location thereof with reference to said highway, including, without limiting the foregoing, all rights of ingress to or egress from said Owners' remaining property contiguous to the lands conveyed, to or from said inner lanes; PROVIDED, however, that such remaining property of said Owners shall abut upon and have access to said frontage road which will be connected with said inner through traffic lanes only at such interchange points as may be established by public authority.

WITNESS, the hand_ of said Grantor_, this 13 day
of July, A.D. 1992

Signed in the presence of:

D. Pedro ...

STATE OF Montana)

) ss.

COUNTY OF Harrison)

Ralph S Hunter

Shirley Hunter

On the date first above written personally appeared before me,

the signer_ of the within and foregoing instrument, who duly acknowledged to me that he_ executed the same.

[Signature] 1-12-94
Notary Public