

172649

# Warranty Deed

Evergreen Acres  
Lot 13

CONTROLLED ACCESS

JOHN W. JONES and CHLOE O. JONES, his wife grantor  
County of Salt Lake State of Utah  
do hereby warrant and warrant in fee simple to the STATE ROAD COMMISSION OF UTAH,  
Grantee for the sum of Two Hundred Eighty Dollars and no/100 Dollars,  
the following described tract of land in Salt Lake County, State of Utah, to-wit:

A tract of land for highway known as Project No. 01-7 situated in Lot 13  
Evergreen Acres Subdivision, of Section 24, T. 2 N., R. 1 W., S. L. M. The  
boundaries of said tract of land are described as follows:  
Beginning at the SW. corner of said Lot 13; thence N. 21° 48' E. 66.6 ft.;  
thence S. 89° 32' E. 30.0 ft.; thence S. 13° 25' W. 100.3 ft.; thence N. 42° 10' W.  
47.2 ft. 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. Above described tract  
of land contains 0.07 acre.

The grantors also hereby grant to the grantee permission to locate and  
construct 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  
reserved by the grantor, and the grantee shall not be liable for any water assess-  
ments now due or which shall become due.

Plotted   
On Margin   
Abstracted   
Indexed   
Entered   
Compared



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. ~~RESERVED~~  
and according to the grantor ~~reserves~~ assigns the right of access to the present  
end of said highway ~~and access~~ right of way ~~thereof~~  
to the point  
directly opposite Highway Engineer's Station

WITNESS, the hand of said grantor, this 20th  
November, A. D. 1957

Signed in the presence of:

*John W. Jones*  
*Chloe O. Jones*

STATE OF UTAH  
County of Salt Lake ss.

On the 20th day of November, A. D. 1957 personally  
appeared before me John W. Jones and Chloe O. Jones, his wife  
the signer of the within instrument, who duly acknowledged to me that the y. executed  
the same.

My Commission expires August 30, 1959  
*Anthony R. Reddick*  
Notary Public