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WARRANTY DEED
(Controlled Access)

Description No. 15-6:34:8A
Project No. I-15-6(6)242

H995.17

Thomas A. Averett and Bessie S. Averett, his wife, grantor(s)
of Springville, County of Utah, State of Utah

hereby convey(s) and warrant(s) in fee simple to the STATE ROAD COMMISSION OF UTAH, Grantee, for the sum of One thousand eight hundred twenty-eight & 75/100 Dollars, the following described tract of land in Utah County, State of Utah, to-wit:

A parcel of land for highway known as Project No. 15-6 situated in the SW 1/4 SE 1/4 of Section 31, T. 7 S., R. 3 E., S.L.M. The boundaries of said parcel of land are described as follows:

Beginning at the SW. corner of the grantors land, which point is 6.93 chs. north and 3.72 chs. east from the SW. corner of said SW 1/4 SE 1/4; thence S. 88° 45' E. 128 ft., more or less, to a point 31 ft. perpendicularly distant southeasterly from the line of survey of an easterly frontage road incident to the construction of said project; thence N. 41° 22' 46" E. 310 ft., more or less, to a point of tangency with a 140.0 ft. radius curve to the left at a point opposite Engineer Station 68+45.87; thence Northerly 97.17 ft. along the arc of said curve to the left; thence N. 0° 15' 41" E. 62 ft., more or less to the north boundary line of said grantors land; thence N. 88° 30' W. 368 ft., more or less, to the NW. corner of said grantors land; thence S. 0° 20' W. 5.94 chs. 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 parcel of land contains 2.50 acres, more or less, of which 0.41 acre, more or less, is now occupied by the existing highway. Balance 2.09 acres, more or less.

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 assessments now due or which shall become due.



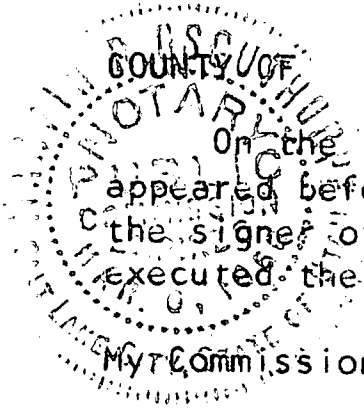
To enable the grantee to construct and maintain a public highway as a freeway, as contemplated by Chapter 63, Laws of Utah, 1945, said highway to consist of inner through traffic lanes and adjacent frontage road, the grantor(s) hereby release(s) and relinquish(es) to the grantee, any and all rights or 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 remaining property contiguous to the lands hereby conveyed to or from said inner lanes; provided, however, that such remaining property of the grantor(s) shall abut upon and have access to said frontage road which will be connected with said inner through traffic lanes only at such points as may be established by public authority.

WITNESS, the hands of said grantors, this 4th day of December, A.D. 19 63

Signed in the presence of:

Thomas A. Averett
Bessie S. Averett

STATE OF UTAH)
COUNTY OF Utah) ss



On the 4th day of Dec. A.D. 19 63 personally appeared before me Thomas A. Averett and Bessie S. Averett, his wife the signer of the within instrument, who duly acknowledged to me that he executed the same.

My Commission expires 3-6-66

Marvin P. Cartledge
Notary Public

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LOC. 917 95
Helma Vest Spurrhwaite

THELMA VEST SPURRHWAITE
UTAH COUNTY RECORDS

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