

24436-S

WARRANTY DEED

THE L-7 LIMITED PARTNERSHIP, a Utah Limited Partnership, of the City of Kamas, County of Summit, State of Utah, GLEN B. HALE, of City of Kamas, County of Summit, State of Utah, and MICHAEL GOTTFREDSON, of City of Salt Lake, County of Salt Lake, State of Utah, GRANTORS, hereby convey and warrent 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 Forty-one Thousand Eight Hundred Fifty and No/100 Dollars (\$41,850.00), the following-described real property located in Summit County, State of Utah, to-wit:

PARCEL NO. JDR-Hy-189-61:27:A (Fee Title)

A parcel of land in fee for an expressway known as Project No. NF-61, being a part of an entire tract of property situate in the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section Eighteen (18) and the Northeast Quarter of the Northwest Quarter (NE $\frac{1}{4}$ NW $\frac{1}{4}$) of Section Nineteen (19), Township Two (2) South, Range Six (6) East, Salt Lake Base and Meridian, Summit County, Utah, more particularly described as follows:

Beginning at the North Quarter corner of said Section 19; thence South (South 0°16'07" East highway bearing) Twenty-nine and Four Hundredths (29.04) feet, more or less, along the East line of said Northeast Quarter of the Northwest Quarter (NE $\frac{1}{4}$ NW $\frac{1}{4}$) to a point One Hundred (100.0) feet perpendicularly distant southerly from the center line of said project; thence North 89°51'00" West One Thousand Two Hundred Seventy-nine and Fifteen Hundredths (1,279.15) feet, more or less, to a point opposite Engineer Station 528+55.39; thence South 0°26'30" West Two Hundred Ninety-nine and Seventy-seven Hundredths (299.77) feet; thence North 89°33'30" West Fifteen (15.0) feet, more or less, to the easterly right-of-way fence line of the existing county road; thence North Three Hundred Five and Sixty-seven Hundredths (305.67) feet, more or less, along said easterly right-of-way fence line to the North line of said Section 19; thence North 0°12'10" East Three Hundred Ninety-four and Thirty-four Hundredths (394.34) feet continuing along said easterly right-of-way fence line; thence South 89°33'30" East Nineteen (19.0) feet, more or less, to a point Fifty (50.0) feet perpendicularly distant easterly from the center line of Democrat Alley improvement known as "H" Line for said project at "H" Line Engineer Station 24+00.00; thence South 0°26'30" West Two Hundred and Twenty-three Hundredths (200.23) feet to a point One Hundred (100.0) feet perpendicularly distant northerly from said center line at Engineer Station 528+56.41; thence South 89°51'00" East One Thousand Two Hundred Seventy-five and Seventy-nine Hundredths (1,275.79) feet, more or less to the East line of said Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$); thence South (South 0°33'49" East highway bearing) One Hundred Seventy and Ninety-seven Hundredths (170.97) feet, more or less, along said East line 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.

Parcel No. JDR-Hy-189-61:27:A contains a total of Six and Fourteen Hundredths (6.14) acres, more or less.

DESCRIPTION CERTIFIED CORRECT

Name *Michael Gottfredson* Date *11/3/88*

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REC'D NOTE AB
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SECURITY TITLE CO.
ALAN SPRIGGS
SUMMIT COUNTY RECORDER
88 MAR 23 PM 12:30
E. M. 12.

Together with all appurtenances thereto belonging or in anywise appertaining, including improvements, but excepting and reserving to the Grantor, all water and water rights.

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 the relocated U.S. Highway 189 or any works of the Central Utah Project.

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 Vendor hereby agrees to release and relinquish to the United States, or its assigns, any and all rights of ingress to or egress from the Vendor's remaining property contiguous to Parcel No. JDR-Hy-189-61:27:A; EXCEPTING and reserving to the Vendor, successors or assigns, the right of access to the nearest roadway of said highway over and across the northerly right-of-way line for one 20-foot section, which said section centers at a point directly opposite Highway Engineer Station 535+10.00. Also, the right of access to the nearest roadway of said highway over and across the southerly right-of-way line for one 20-foot section which said section centers at a point directly opposite Highway Engineer Station 535+10.00.

ALSO,

A temporary construction easement, upon part of an entire tract of property, for the purpose of constructing thereon an access road and appurtenant parts thereof incident to the construction of an expressway known as Project No. NF-61, said part of an entire tract being described as follows:

PARCEL NO. JDR-Hy-189-61:27:ET

A parcel of land in the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section Eighteen (18), Township Two (2) South, Range Six (6) East, Salt Lake Base and Meridian, Summit County, Utah, more particularly described as follows:

Beginning in the East line of said Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$) at a point One Hundred (100.0) feet perpendicularly distant northerly from the center line of said project, which point is approximately One Hundred Seventy and Ninety-seven Hundredths (170.97) feet North (North 0°33'49" West highway bearing) from the South Quarter corner of said Section 18; thence North 0°33'49" West Eighty-one (81.0) feet; thence North 89°51'00" West Forty (40.0) feet; thence South 0°33'49" East Eighty-one (81.0) feet; thence South 89°51'00" East Forty (40.0) feet to the point of beginning.

Parcel No. JDR-Hy-189-61:27:ET contains a total of Seven Hundredths (0.07) of an acre, more or less.

ALSO,

A temporary construction easement, upon part of an entire tract of property, for the purpose of constructing thereon a diversion box and appurtenant parts thereof incident to the construction of an expressway known as Project No. NF-61, said part of an entire tract being described as follows:

PARCEL NO. JDR-Hy-189-61:27:2ET

A Parcel of land in the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section Eighteen (18), Township Two (2) South, Range Six (6) East, Salt Lake Base and Meridian, Summit County, Utah, more particularly described as follows:

Beginning at a point One Hundred (100.0) feet perpendicularly distant northerly from the center line of said project at Engineer Station 539+20.00, said point of beginning is approximately One Hundred Seventy and Ninety-seven Hundredths (170.97) feet North (North 0°33'49" West highway Bearing) and Two Hundred Twelve and Twenty Hundredths (212.20) feet North 89°51'00" West from the South Quarter corner of said Section 18; thence North 89°51'00" West Twenty (20.0) feet; thence North 0°09'00" East Twenty (20.0) feet; thence South 89°51'00" East Twenty (20.0) feet; thence South 0°09'00" West Twenty (20) feet to the point of beginning.

Parcel No. JDR-Hy-189-61:27:2ET contains a total of Nine Thousandths (0.009) of an acre (400 square feet), more or less.

Parcels Nos. JDR-Hy-189-61:27:ET and 61:27:2ET contain a total of Seventy-nine Thousandths (0.079) of an acre, more or less.

(Note: All highway bearings in the above descriptions are based on the Utah State Plane Coordinate System.)

The above-described temporary easement shall expire upon the completion of construction of the relocated U.S. Highway 189 and appurtenant parts thereof.

After said access road and diversion box are constructed on the above-described parts of an entire tract at the expense of the United States or its assigns, the United States or its assigns is thereafter relieved of any further claim or demand for costs, damages or maintenance charges which may accrue against said access road and diversion box and appurtenant parts thereof.

This deed, together with the other provisions of this grant, is freely transferable and assignable and shall constitute a covenant running with the land, binding upon the heirs, executors, personal representatives, administrators, successors, and assigns of the Grantor, for the benefit of the United States, its contractors, employees, agents, and assigns.

Subject to Coal, oil, gas, and other mineral rights 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.

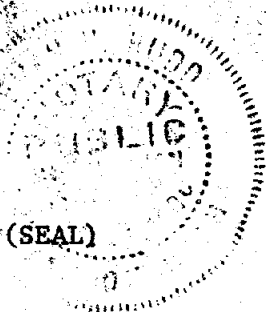
This real property is acquired by the Bureau of Reclamation, Department of the Interior, for the United States.

ACKNOWLEDGMENT

STATE OF Utah)
)
) ss.
COUNTY OF Salt Lake)

On this 2nd day of February, 1988, personally appeared before me Glen B. Hale and Michael Gottfredson to me known to be the individual, or individuals, described in and who executed the within and forgoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

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



Evan M. Rudd
Notary Public in and for the
State of Utah
Residing at Murray
My Commission Expires 9/21/90