

470

3597 Warranty Deed

(CONTROLLED ACCESS)

14901

Description No. 15-6:39:A
Project No. I-15-6(6)242

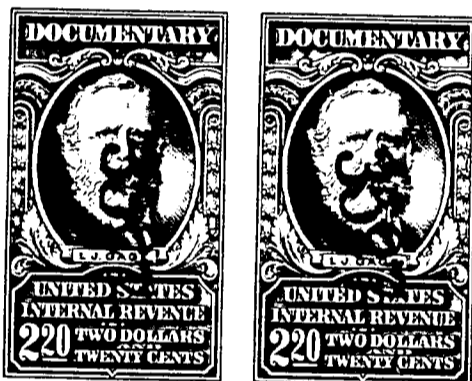
O Warren Perry & Georgia Mason Perry, his wife grantor^s
of Springville County of Utah State of Utah,
hereby conveys and warrants in fee simple to the STATE ROAD COMMISSION OF UTAH,
Grantee for the sum of Three Thousand Nine Hundred Twenty and no/100 Dollars,
the following described tract of land in Utah County, State of Utah, to-wit:

A parcel of land for highway known as Project No. 15-6 situated in the $W\frac{1}{2}SE\frac{1}{4}$ and
the $E\frac{1}{2}SW\frac{1}{4}$ 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 1171.5 ft. north
and 407.88 ft. west from the SE. corner of said $SW\frac{1}{4}$; thence East 660 ft.; thence North
92 ft., more or less, to a point 50.0 ft. perpendicularly distant northeasterly from
the line of survey of an easterly ramp road of said project; thence N. $39^{\circ} 10' 19''$ W.
232 ft., more or less, to a point of tangency with a 1095.91-foot radius curve to the
right; thence Northwesterly 80 ft., more or less, along the arc of said curve to the
north boundary line of said grantors land; thence West 463 ft., more or less, along
said north boundary line to the NW. corner of said grantors land; thence South 330 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 parcel of land contains
4.48 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.

NE 1/4 SE 1/4 SW 1/4
9822-46
10689-45



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. ~~EXCEPTING~~
~~and reserving to the grantor, his successors or assigns, the right of access to the nearest~~
~~roadway of said highway over and across right of way line for~~
~~..... foot section, which said section center at point~~
~~directly opposite Highway Engineer's Station~~

WITNESS, the hands of said grantor^s., this 23rd day of
January A. D. 19⁶⁴

Signed in the presence of:

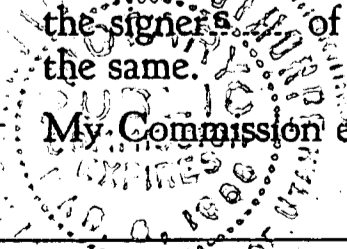
O Warren Perry
Georgia Mason Perry

STATE OF UTAH }
County of Utah } ss.

On the 23rd day of January A. D. 19⁶⁴ personally
appeared before me O. Warren Perry & Georgia Mason Perry, his wife
the signers of the within instrument, who duly acknowledged to me that they executed
the same.

My Commission expires 3-6-66

Mervin P. Outhouse
Notary Public



Sec. 31⁷ 36
3597
H. J. [unclear]

THELMA WEST SMURTHWAITE
GRAND COUNTY, WYOMING
Thelma West Smurthwaite

MAR 10 9 06 AM '64

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