

46-

BOOK
ABS
P.R.
IND
FEE 70

MAY 2 9 35 AM '61

THELMA WEST SOUTHWASTE
REGISTERED
DEED
Thelma West Southwaste

5735

660

5736 A 706A

Warranty Deed

(CONTROLLED ACCESS)

15-6:153:A

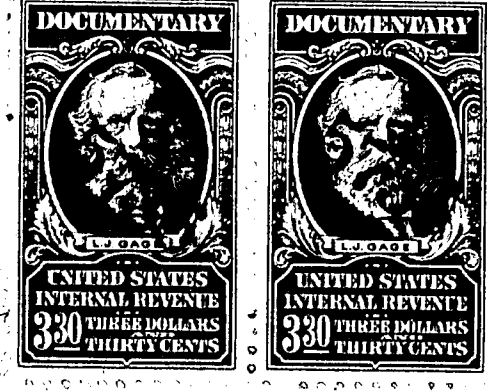
Luther Carlos Coates and Vilate Coates, his wife, grantor s
of Lehi, County of Utah, State of Utah,
hereby conveys and warrants in fee simple to the STATE ROAD COMMISSION OF UTAH,
Grantee for the sum of Five Thousand Seven Hundred Forty and no/100----- Dollars,
the following described tract of land in Utah, County, State of Utah, to-wit:

A tract of land for highway known as Project No. 15-6 situated in the NE $\frac{1}{4}$ of
Section 8, T. 5 S., R. 1 E., S.L.M. Said tract of land is contained within two
side lines parallel to and at distances of 125.0 ft. northeasterly and 125.0 ft.
southwesterly from the center line of survey of said project. Said center line is
described as follows:

Beginning at the intersection of the west boundary line of the grantors land
and said center line of survey, which point is approximately 692 ft. south and
20.90 chs. west from the NE corner of said NE $\frac{1}{4}$; thence S. 48° 27' 50" E. 551 ft.,
more or less, to the intersection of said center line of survey and the east
boundary line of said grantors land, 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 2.90 acres, more or less.

The grantors also hereby grant to the grantee permission to locate and con-
struct 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.

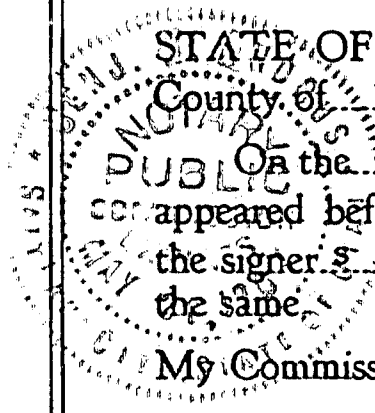
Any and all water rights pertaining to the above described land are hereby re-
served by the grantor and the grantee shall not be liable for any water assessment
now due or which shall become due.



47- 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..... 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 hand...s. of said grantor...s., this..... 27th..... day of
 March....., A. D. 19, 61.....

Signed in the presence of: *Luther Carlos Coates*
Vilate Coates



STATE OF UTAH }
 County of Utah } ss.
 On the 27th day of March A. D. 19 61 personally
 appeared before me..... Luther Carlos Coates and Vilate Coates, his wife,
 the signer..... of the within instrument, who duly acknowledged to me thatthey..... executed
 the same.
 My Commission expires..... *May 21, 1961*..... *Benji W. Andrews*
 Notary Public.

Form RW-3
 Prepared by RES, 6/28/60

5736
 THE LAMAR VEST SHURHWATE
 UTAH COUNTY CLERK
 (Signature)
 MAY 2 9 36 AM '61
 BOOK PAGE
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