

624

14959

# 6648 Warranty Deed

(CONTROLLED ACCESS)

Parcel No. 15-6:36:A  
Project No. I-15-6(32)254

-----  
Andrew G. Peterson and Elva R. Peterson, his wife Grantor  
of Springville, County of Utah, State of Utah  
hereby convey and warrant in fee simple to the STATE ROAD COMMISSION OF UTAH, Grantee,  
for the sum of One thousand one hundred and forty-six and 25/100 Dollars,  
the following described parcel of land in Utah County, State of Utah, to-wit:

A parcel of land in fee for a freeway known as Project No. 15-6, being part of an entire tract of property, in the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  and the NW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 31, T. 7 S., R. 3 E., S.L.B. & M. The boundaries of said parcel of land are described as follows:

SW 55  
7123-5-1

Beginning at the SW. corner of said entire tract of property which point is approximately 4.20 chs. East and 18.13 ft. South from the NW. corner of said NW $\frac{1}{4}$  of the SE $\frac{1}{4}$ ; thence N. 0°20' E. 422 ft., more or less, to a point 50.0 ft. perpendicularly distant northeasterly from the center line of an easterly ramp road of said project; thence S. 39°10'19" E. 43 ft., more or less, to a point of tangency with a 766.2 foot radius curve to the right at Engineer Station 28+21.37; thence Southeasterly 267.45 ft. along the arc of said curve; thence S. 19°10'19" E. 118.20 ft.; thence S. 89°44'19" E. 135 ft., more or less, to the east boundary line of said entire tract; thence S. 0°20' W. 46 ft., more or less, to the south boundary line of said entire tract; thence N. 88°45' W. 330 ft., more or less, 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. The above described parcel of land contains 1.31 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.

Together with any and all abutters rights of underlying fee to the center of existing rights of way appurtenant to this conveyance.

To enable the Grantee to construct and maintain a public highway as a freeway, as contemplated by Title 27, Chapter 12, Section 96, Utah Code Annotated, 1953, as amended, 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 remaining property contiguous to the lands hereby conveyed, to or from said highway. EXCEPTING and reserving to the Grantor s, their successors or assigns, the right of access to the nearest roadway of said highway over and across the easterly right of way line for 16 foot section, which said section center s at a point directly opposite Highway Engineer Station 29+15±

WITNESS, the hand s of said Grantor s, this 11th day of March, A. D. 1964

Signed in the presence of:

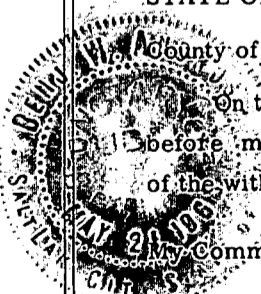
*Andrew G. Peterson*  
*Elva A. Peterson*

STATE OF Utah }  
County of Utah } ss.

On the 11th day of March, A. D. 1964, personally appeared before me Andrew G. Peterson and Elva A. Peterson, his wife the signer of the within instrument, who duly acknowledged to me that he executed the same.

My Commission expires: 5/21/65

*Benj. W. Andrews*  
Notary Public



627

627

627

Sec. 31-7-3E  
6648  
*K. W. ...*

THELMA WEST SMURTHWAITE  
MAY 4 8 44 AM '64  
*Thelma West Smurthwaite*

BOOK  
ABS  
P. R.  
IND.  
FEE

PAGE  
SEC  
TP  
R

*Sp.*