

Entry No. 78152 Recorded at request of State Road Comm.  
Date MAY 19 1958 9 A. M. Wayne E. Whiting Wasatch County Recorder  
By Mary G. Healy Deputy Book 32 Page 475.

# Warranty Deed

019-1:70: A

(CONTROLLED ACCESS)

Welby W. Young, a single man  
of Heber City, County of Wasatch, State of Utah, grantor  
hereby conveys and warrants in fee simple to the STATE ROAD COMMISSION OF UTAH,  
Grantee for the sum of seven hundred and fifty-five Dollars,  
the following described tract of land in Wasatch County, State of Utah, to-wit:

A tract of land for highway known as Project No. 019-1 situated in the W $\frac{1}{2}$ SW $\frac{1}{4}$   
of Section 20 and the NE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 19, T. 3 S., R. 5 E., S.L.M.

From the south boundary line of the grantors land to the west boundary line  
of said W $\frac{1}{2}$ SW $\frac{1}{4}$  of Section 20, said tract of land is contained within two side lines  
parallel to and at distances of 100.0 ft. southwesterly and 51.0 ft. northeasterly  
from the center line of survey of said project; and from the east boundary line  
of said NE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 19 to the northwesterly boundary line of said grantors  
land, said tract of land is bounded on the southwesterly side by the center line  
of the existing highway, which is approximately parallel to and 10 ft. distant  
northeasterly from said center line of survey, and bounded on the northeasterly  
side by a line parallel to and 51.0 ft. perpendicularly distant northeasterly from  
said center line of survey. Said center line is described as follows:

Beginning at the intersection of said south boundary line and said center  
line of survey at Engineer's Station 283+96, which point is 10.70 chains north  
and approximately 582 ft. east from the SW. corner of said Section 20; thence  
N. 32° 13' W. 1981 ft., more or less, to the intersection of said center line of  
survey at Engineer's Station 288+77 and said northwesterly boundary line, which  
point is approximately 532 ft. S. 63° 00' W. along said northwesterly boundary  
line of said grantors land from the NE. corner of said NE $\frac{1}{4}$ SE $\frac{1}{4}$  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 4.41 acres, more or less, of  
which 2.82 acres, more or less, now occupied by the existing highway. Balance  
1.59 acres, more or less.

The grantors also hereby grant to the grantee permission to locate and  
construct 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  
reserved by the grantor and the grantee shall not be liable for any water  
assessment now due or which shall become due.

To enable the grantee to construct and maintain a public highway as a n.  
expressway, as contemplated by Chapter 63, Laws of Utah, 1945, the grantor

hereby release, s. and relinquish, s. 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, s. his... successors or assigns, the right of access to the nearest  
roadway of said highway over and across both right of way line, s. for  
three 16 foot section, s. which said section, s. center... at... point, s.  
directly opposite Highway Engineer's Stations... 274+70 easterly and 277+84 both  
easterly and westerly. Also furnish and install one 3/4 foot hand gate at  
Engineer's Station 273+20.

WITNESS, the hand... of said grantor... this 16th day of  
December, A. D. 19 58

Signed in the presence of:  
*Allen S. Adams*

STATE OF UTAH }  
County of Wasatch } ss.

On the 16th day of December, A. D. 19 58, personally  
appeared before me, Welby W. Young, a single man  
the signer... of the within instrument, who duly acknowledged to me that he... executed  
the same.

My Commission expires 4/12/59. *Allen S. Adams*  
Notary Public.

