

Bt. "U" Line Stas. 85+96 & 134+85
Both sides of highway

Parcel No. 80-4:38:A
Project No. I-80-4(30)135

Book 112396 Page M 29
 12-30-70 at 05:14 P.M. 283-4
 WARRANT DEED State Road Commission.
 DH WANDA Y. SPENCER, SUMMIT CO. CLERK
 [Signature]

WARRANT DEED
(Controlled Access)

Osmond K. Rasmussen, a widower Grantor,
of Heber City, County of Wasatch,
State of Utah, hereby convey and warrant
to the STATE ROAD COMMISSION OF UTAH, Grantee, for the sum of
One and no/100

Dollars, the following described parcel of land in
Summit County, State of Utah, to-wit:

Three parcels of land in fee for a freeway known as Project No. 80-4, being part of an entire tract of property in the SW 1/4 NW 1/4, the N 1/2 SW 1/4, and the SW 1/4 SE 1/4 of Section 12, T.1S., R.3E., S.L.B. & M. The boundaries of said parcels of land are described as follows:

Beginning at the intersection of the existing northeasterly right of way line of Highway known as U.S. 40 and the west boundary of Section 12 which point is approximately 786 ft. north along said west boundary line from the west 1/4 corner of the Section 12; thence north 528 ft., more or less, along said west line to a point 40 ft. perpendicular distant northeasterly from the center line of the "U" Line of said project opposite Engineer's Station 85+96; thence S. 31° 43' E. 844 ft., more or less, to a point of tangency with a 5689.58 ft. radius curve to the left; thence southeasterly 393.90 ft. along the arc of said 5689.58 ft. radius curve; thence S. 35° 41' E., 1736.59 ft. to a point which is 40' perpendicular distant northeasterly from "U" Line Engineer's Station 115+90, which point also intersects the old southwesterly right of way line of the Denver & Rio Grande WRR; thence northwesterly along said D&RGWRR right of way line 1510 ft. more or less, to the north line of the SW 1/4 of Section 12; thence west 165 ft., more or less, along said north line of the SW 1/4 of Section 12, to the intersection of said north line with the existing northeasterly right of way line of highway known as U.S. 40; thence northwesterly along said existing highway right of way line 963 ft., more or less, to the point of beginning.

Also: Beginning at the intersection of the south boundary of the NW 1/4 of Section 12 and the existing southwesterly right of way line of highway known as U.S. 40, which point is approximately 284 ft east from the west 1/4 corner of said Section 12; thence west 22 ft., more or less, along said boundary line to a point 40 ft. perpendicular distant southwesterly from the centerline of the "T" Line of said project; thence northwesterly 310 ft., more or less, along the arc of a 2824.79 radius curve to the left (Note: tangent to said curve at its point of beginning bears N. 36° 46' W.); thence N. 43° 00' W. 88 ft., more or less, to the west boundary line of said Section 12; thence north 260 ft., more or less, along said west boundary of Section 12, to the intersection of said west boundary with the existing southwesterly right of way line of highway known as U. S. 40; thence southeasterly 625 ft., more or less, along said existing highway right of way line to the point of beginning.

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94546
Entry No. Recorded at request of State Dept. of Highways
Date DEC 16 1970 at 10 A.M. Wayne C. Whiting Wasatch County Recorder
By [Signature] Deputy Book 71 Page 395-6

Warranty Deed
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Also: Beginning at the south 1/4 corner of Section 12; thence north along the 1/4 Section line 220 ft. to a point 40 ft. perpendicular distant northeasterly from the centerline of the "U" Line of said project; thence southeasterly 283 ft., more or less, to the south boundary line of Section 12, which point is 50 ft. perpendicular distant northeasterly from the centerline of the "U" Line of said project; thence west 175 ft., more or less, along said south boundary of said Section 12 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 9.36 acres. This conveyance relinquishes all abutters right of underlying fee of the existing right-of-way.

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.

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, said highway to consist of inner through traffic lanes and adjacent frontage road, the Grantor hereby release and relinquish to the Grantee, any and all rights or easements appurtenant to the Grantor 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 Grantor remaining property contiguous to the lands hereby conveyed to or from said inner lanes; provided, however, that such remaining property of the Grantor shall abut upon and have access to said frontage road which will be connected with said inner through traffic lanes only at such points as may be established by public authority.

WITNESS, the hand of said grantor, this 16th day of October, A.D. 1970.

Signed in the presence of: Osmond K. Rasmussen

STATE OF Utah)

) ss.

COUNTY OF Wasatch)

On the 16th day of October, A.D. 1970

personally appeared before me Osmond K. Rasmussen, a widower

the signer of the within instrument, who duly acknowledged to me

that he executed the same.

My Commission expires: 4-6-74

F. L. Sullivan
Notary Public

Prepared by: Jack L. DeMass 10/13/69
Checked by: Welch 10/13/69

Proofread by: Pb & Bd
Typed by: Pb

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