

REV050712
Return to:
Rocky Mountain Power
Lisa Louder/Roy Avery
1407 West North Temple Ste. 110
Salt Lake City, UT 84116

Project Name: Pete's Diesel Repair
Tract Number:
WO#: 5630828
RW#:

11431409
07/17/2012 12:26 PM \$16.00
Book - 10036 Pg - 4072-4075
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
ROCKY MOUNTAIN POWER
ATTN: LISA LOUDER
1407 W NORTH TEMPLE STE 110
SLC UT 84116-3171
BY: DDK, DEPUTY - WI 4 P.

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, **Warrco, LLC** ("Grantor"), hereby grants to **PacifiCorp**, an Oregon Corporation, d/b/a Rocky Mountain Power its successors and assigns, ("Grantee"), an easement for a right of way 20 feet in width and 407 feet in length, more or less, for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of underground electric power transmission, distribution and communication lines and all necessary or desirable accessories and appurtenances thereto, including without limitation: wires, fibers, cables and other conductors and conduits therefor; and pads, transformers, switches, cabinets, and vaults on, across, or under the surface of the real property of Grantor in **Salt Lake County**, State of **Utah** more particularly described as follows and as more particularly described and/or shown on Exhibit(s) A attached hereto and by this reference made a part hereof:

Legal Description:

DESCRIPTION OF A 20-FOOT WIDE POWER EASEMENT, BEING 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT WHICH IS NORTH 89°54'09" WEST 75.00 FEET AND NORTH 00°13'25" WEST 313.70 FEET AND NORTH 45°03'47" WEST 20.29 FEET FROM THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE 20 FEET PERPENDICULARLY DISTANT TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 700 SOUTH STREET THE FOLLOWING FOUR (4) COURSES; 1) NORTH 89°54'09" WEST 76.10 FEET TO THE POINT OF A 928.00 FOOT RADIUS CURVE TO THE LEFT, 2) ALONG SAID CURVE A DISTANCE OF 129.42 FEET THROUGH A CENTRAL ANGLE OF 7°59'25" (CHORD BEARS SOUTH 86°06'09" WEST 129.31 FEET), 3) SOUTH 82°06'27" WEST 136.60 FEET TO THE POINT OF A 938.00 FOOT RADIUS CURVE TO THE LEFT, 4) ALONG SAID CURVE A DISTANCE OF 50.39 FEET THROUGH A CENTRAL ANGLE OF 2°54'37" (CHORD BEARS SOUTH 72°19'22" WEST 50.38 FEET); THENCE SOUTH 14.59 FEET TO THE POINT OF TERMINATION.

Assessor Parcel No. 14-02-478-002 & 14-02-478-001

Together with the right of access to the right of way from adjacent lands of Grantor for all activities in connection with the purposes for which this easement has been granted; and together with the present and (without payment therefor) the future right to keep the right of way clear of all brush, trees, timber, structures, buildings and other hazards which might endanger Grantee's facilities or impede Grantee's activities.

At no time shall Grantor place or store any flammable materials (other than agricultural crops), or light any fires, on or within the boundaries of the right of way. Subject to the foregoing limitations, the surface of the right of way may be used for agricultural crops and other purposes not inconsistent, as determined by Grantee, with the purposes for which this easement has been granted.

The rights and obligations of the parties hereto shall be binding upon and shall benefit their respective heirs, successors and assigns.

Dated this 11 day of July, 2012.

Bryan Warr
(Insert Grantor Name Here) GRANTOR

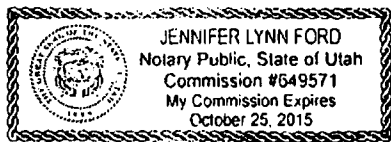
(Insert Grantor Name Here) GRANTOR

Acknowledgment by a Corporation, LLC, or Partnership:

STATE OF UT
) ss.
County of Salt Lake

On this 11 day of July, 2012, before me, the undersigned Notary Public in and for said State, personally appeared Bryan Warr (name), known or identified to me to be the (president / vice-president / secretary / assistant secretary) of the corporation, or the (manager / member) of the limited liability company, or a partner of the partnership that executed the instrument or the person who executed the instrument on behalf of said entity, and acknowledged to me that said entity executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

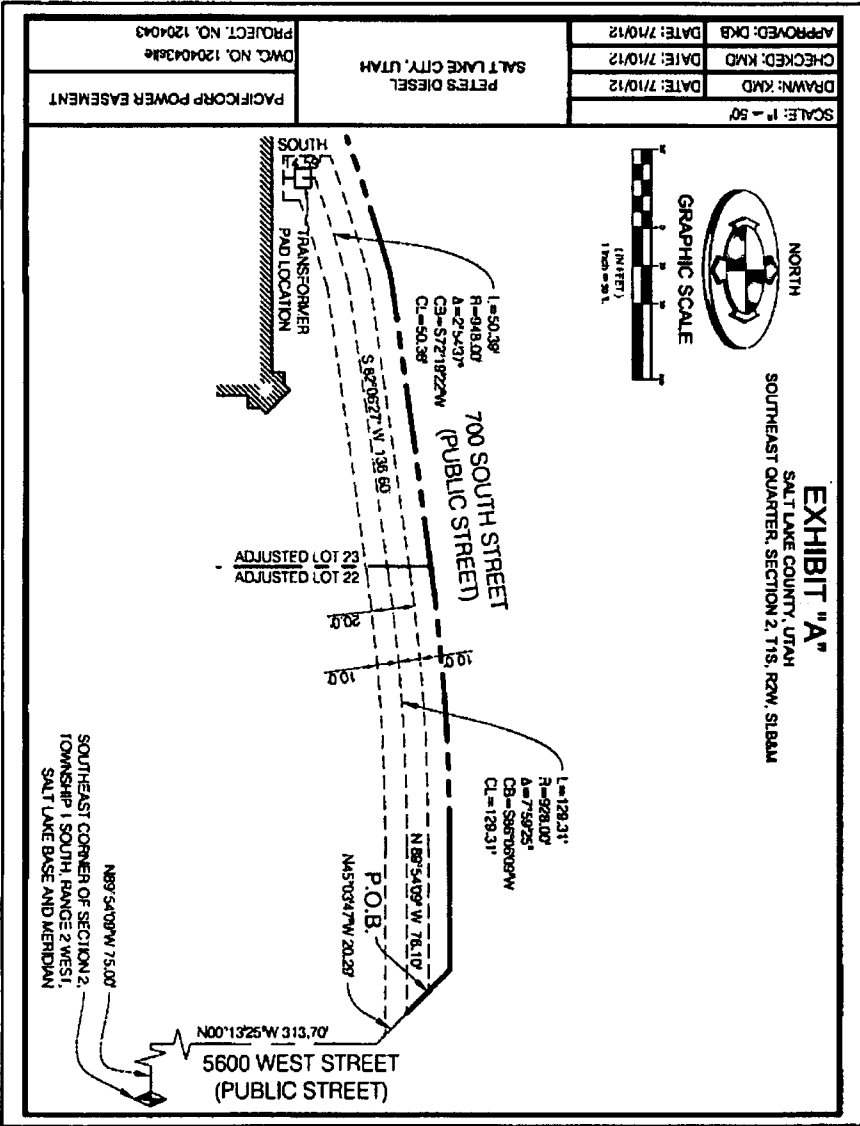


Jennifer Lynn Ford
(notary signature)

NOTARY PUBLIC FOR UT (state)
Residing at: Salt Lake UT (city, state)
My Commission Expires: 10/25/15 (d/m/y)

Property Description

Quarter: SE 1/4 Quarter: Section: 2 Township 1S (N or S),
 Range 2W (E or W), Salt Lake Meridian
 County: Salt Lake State: Utah
 Parcel Number: 14-02-478-002 & 14-02-478-001



CC#: 11441 WO#: 5630828
 Landowner Name: Warrco, LLC
 Drawn by: RTA

This drawing should be used only as a representation of the location of the easement being conveyed. The exact location of all structures, lines and appurtenances is subject to change within the boundaries of the described easement area.

EXHIBIT A



SCALE: NTS