

**THIS DOCUMENT PREPARED BY AND AFTER RECORDING RETURN TO:**

Northwest Sandstone LLC  
210 W. Mallard Dr., Suite A  
Boise, Idaho 83706  
Attn: Julie Marple

110692 - DJF  
B - 1196 - 0042 - 0000

**ABOVE FOR RECORDER'S USE ONLY**

**EASEMENT TERMINATION**

THIS EASEMENT TERMINATION (the "Easement Termination") is given as of this 26<sup>th</sup> day of September, 2019, by Northwest Sandstone LLC, an Idaho limited liability company ("NW SANDSTONE"), whose address is 210 W. Mallard Dr., Suite A, Boise, Idaho 83706.

WHEREAS, NW SANDSTONE is the current owner of the tract of real estate (the "NW SANDSTONE Property") that is located in Iron County, Utah, being more particularly described in Exhibit A annexed hereto and incorporated herein by this reference.

WHEREAS, roadway easements were granted to NW SANDSTONE by that certain Warranty Deed dated September 26, 2019 as recorded ~~September 4~~ <sup>September 4</sup>, 2019 as Entry No. 134536 in Book 1459 at page 1736 of official records of Iron County, more particularly described in Exhibit B attached hereto (collectively, the "Roadway Easements").

WHEREAS, the NW SANDSTONE Property is legally benefited by the Roadway Easements.

WHEREAS, NW SANDSTONE desires to terminate the Roadway Easements.

NOW, THEREFORE, in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations in hand paid at the time of the execution hereof, the receipt of which is hereby acknowledged, and intending to be legally bound, NW SANDSTONE hereby agrees as follows:

1. Recitations. The foregoing recitations are true and correct and are incorporated herein by this reference.

2. Termination of Roadway Easements. NW SANDSTONE hereby terminates, releases and relinquishes all easements and other rights created in favor of or reserved to it by virtue of the Roadway Easements.

3. Binding Effect. This instrument shall be binding upon and shall inure to the benefit of NW SANDSTONE, as the owner of the NW SANDSTONE Property, and its successors and assigns, and all persons claiming any right, title or interest in and to the NW SANDSTONE Property by, through or under NW SANDSTONE. This instrument shall be governed by and construed in accordance with the laws of the State of Utah.

DATED AND DONE this 26<sup>th</sup> day of September, 2019.

**NORTHWEST SANDSTONE LLC,**  
an Idaho limited liability company

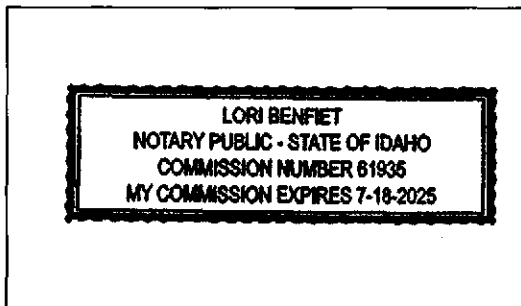
By: The Sandstone Manager LLC,  
an Idaho limited liability company,  
its Managing Member

By: Northwest Real Estate Capital Corp.,  
an Idaho nonprofit corporation,  
its Sole Member

By: Julie Marple  
Name: Julie Marple  
Title: Vice President

STATE OF IDAHO            )  
  ) ss.  
COUNTY OF ADA         )

On this 26<sup>th</sup> day of September, 2019, personally appeared before me, Julie Marple, known or identified to me to be the Vice President of Northwest Real Estate Capital Corp., an Idaho nonprofit corporation, which is the Sole Member of The Sandstone Manager LLC, an Idaho limited liability company, which is the Managing Member of Northwest Sandstone LLC, an Idaho limited liability company, and who subscribed said limited liability company's name to the foregoing instrument, and acknowledged to me that she executed the same in said limited liability company's name.



Lori Benfiet  
(Print Name) Lori Benfiet  
Residing at Meridian Idaho  
My appointment expires: 7-18-2025

**EXHIBIT A**

**-LEGAL DESCRIPTION OF PROPERTY-  
(Includes Roadway Easements to be Terminated)**

The Land referred to herein below is situated in the County of Iron, State of Utah, and is described as follows:

Beginning South 00°18'38" East, 1035.35 feet along the section line and North 90°00'00" West, 2679.92 feet from the East quarter corner of Section 35, Township 35 South, Range 11 West, Salt Lake Meridian; thence South 76°44'30" East, 84.06 feet; thence along the arc of a curve to the right, having a radius of 200.00 feet, a distance of 206.22 feet; thence South 17°39'43" East, 189.85 feet; thence along the Northwesterly right of way line of Canyon Commercial Avenue and the arc of a non-tangent curve to the left, having a radius of 330.00 feet, a distance of 195.82 feet, long chord for said curve bears South 54°45'08" West, 192.96 feet South; thence 37°45'11" West, 145.22 feet along said right of way line; thence North 52°14'49" West, 202.76 feet; thence North 13°19'22" East, 181.52 feet; thence South 76°44'26" East, 19.17 feet; thence North 13°15'34" East, 271.13 feet to the point of beginning.

SUBJECT TO a 20 foot wide public utilities easement along that portion that lies adjacent to Canyon Commercial Avenue.

ALSO SUBJECT TO AND TOGETHER WITH a private roadway easement described as follows:

Beginning South 00°18'38" East, 1358.66 feet along the section line and North 90°00'00" West, 2356.20 feet from the East quarter corner of Section 35, Township 35 South, Range 11 West, Salt Lake Meridian, said point being on the North right of way line of Canyon Commercial Avenue and a point of curvature to the left, having a radius of 330.00 feet and a central angle of 14°46'30" (radius point bears South 10°49'56" East); thence along the arc of said curve 85.10 feet to a point of non-tangent curvature to the left, having a radius of 20.00 feet and a central angle of 82°03'17" (radius point bears North 25°36'26" West); thence along the arc of said curve 28.64 feet; thence North 17°39'43" West, 173.19 feet to a point of curvature to the left, having a radius of 175.00 feet and a central angle of 59°04'47"; thence along the arc of said curve 180.45 feet; thence North 76°44'30" West, 114.60 feet; thence North 13°15'34" East, 50.00 feet; thence South 76°44'30" East, 114.06 feet to a point of curvature to the right, having a radius of 225.00 feet and a central angle of 59°04'47" (radius point bears South 13°15'30" West); thence along the arc of said curve 232.01 feet; thence South 17°39'43" East, 172.31 feet to a point of curvature to the left, having a radius of 20.00 feet and a central angle of 83°10'13" (radius point bears North 72°20'17" East); thence along the arc of said curve 29.03 feet to the beginning.

ALSO SUBJECT TO AND TOGETHER WITH a private roadway easement beginning South 00°18'38" East, 1004.13 feet along the section line and North 90°00'00" West, 2703.22 feet from the East quarter corner of Section 35, Township 35 South, Range 11 West, Salt Lake Base and Meridian; thence South 13°15'34" West, 50.00 feet; thence North 74°44'26" West, 266.52 feet; thence North 13°15'34" East, 50.00 feet along the Easterly line of Main Street; thence South 76°44'26" East, 266.52 feet to the point of beginning.

**EXHIBIT B**

**-LEGAL DESCRIPTION OF ROADWAY EASEMENTS-  
(To be Terminated with this Easement Termination)**

1. Private roadway easement described as follows:

Beginning South 00°18'38" East, 1358.66 feet along the section line and North 90°00'00" West, 2356.20 feet from the East quarter corner of Section 35, Township 35 South, Range 11 West, Salt Lake Meridian, said point being on the North right of way line of Canyon Commercial Avenue and a point of curvature to the left, having a radius of 330.00 feet and a central angle of 14°46'30" (radius point bears South 10°49'56" East); thence along the arc of said curve 85.10 feet to a point of non-tangent curvature to the left, having a radius of 20.00 feet and a central angle of 82°03'17" (radius point bears North 25°36'26" West); thence along the arc of said curve 28.64 feet; thence North 17°39'43" West, 173.19 feet to a point of curvature to the left, having a radius of 175.00 feet and a central angle of 59°04'47"; thence along the arc of said curve 180.45 feet; thence North 76°44'30" West, 114.60 feet; thence North 13°15'34" East, 50.00 feet; thence South 76°44'30" East, 114.06 feet to a point of curvature to the right, having a radius of 225.00 feet and a central angle of 59°04'47" (radius point bears South 13°15'30" West); thence along the arc of said curve 232.01 feet; thence South 17°39'43" East, 172.31 feet to a point of curvature to the left, having a radius of 20.00 feet and a central angle of 83°10'13" (radius point bears North 72°20'17" East); thence along the arc of said curve 29.03 feet to the beginning.

2. Private roadway easement described as follows:

Beginning South 00°18'38" East, 1004.13 feet along the section line and North 90°00'00" West, 2703.22 feet from the East quarter corner of Section 35, Township 35 South, Range 11 West, Salt Lake Base and Meridian; thence South 13°15'34" West, 50.00 feet; thence North 74°44'26" West, 266.52 feet; thence North 13°15'34" East, 50.00 feet along the Easterly line of Main Street; thence South 76°44'26" East, 266.52 feet to the point of beginning.