

REV05042015

Return to:

Rocky Mountain Power
Lisa Louder/Kameron Shortt
1407 West North Temple Ste. 110
Salt Lake City, UT 84116

13167792
01/10/2020 01:51 PM \$40.00
Book - 10883 Pg - 6445-6449
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
ROCKY MOUNTAIN POWER
ATTN: LISA LOUDER
1407 W NORTH TEMPLE STE 110
SLC UT 84116-3171
BY: MGP, DEPUTY - WI P.5

Project Name: Tom Stuart Construction Professional Circle STE 200
WO#: 6767709
RW#:

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, Sorrento Investments. LLC ("Grantor"), hereby grants Rocky Mountain Power, an unincorporated division of PacifiCorp its successors and assigns, ("Grantee"), an easement for a right of way 10' feet in width and 300 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: Lot 21 B, Nin Tech East VII Lot 21 Amended

Assessor Parcel No. 1516102003

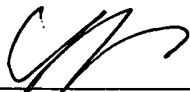
Together with the right of access to the right of way from adjacent lands of Grantor for all activities in connection with the purposes for which this easement has been granted; and together with the present and (without payment therefor) the future right to keep the right of way clear of all brush, 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.

To the fullest extent permitted by law, each of the parties hereto waives any right it may have to a trial by jury in respect of litigation directly or indirectly arising out of, under or in connection with this agreement. Each party further waives any right to consolidate any action in which a jury trial has been waived with any other action in which a jury trial cannot be or has not been waived.

Dated this 8 day of January, 2020.



(Insert Grantor Name Here) GRANTOR

(Insert Grantor Name Here) GRANTOR

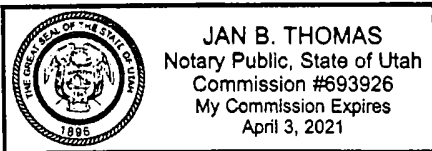
Acknowledgment by a Corporation, LLC, or Partnership:

STATE OF Utah)
County of Davis) ss.

On this 8 day of January, 2020, before me, the undersigned Notary Public in and for said State, personally appeared Tom Stuart (name), known or identified to me to be the President (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 Sorrento Investments (entity name), 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.

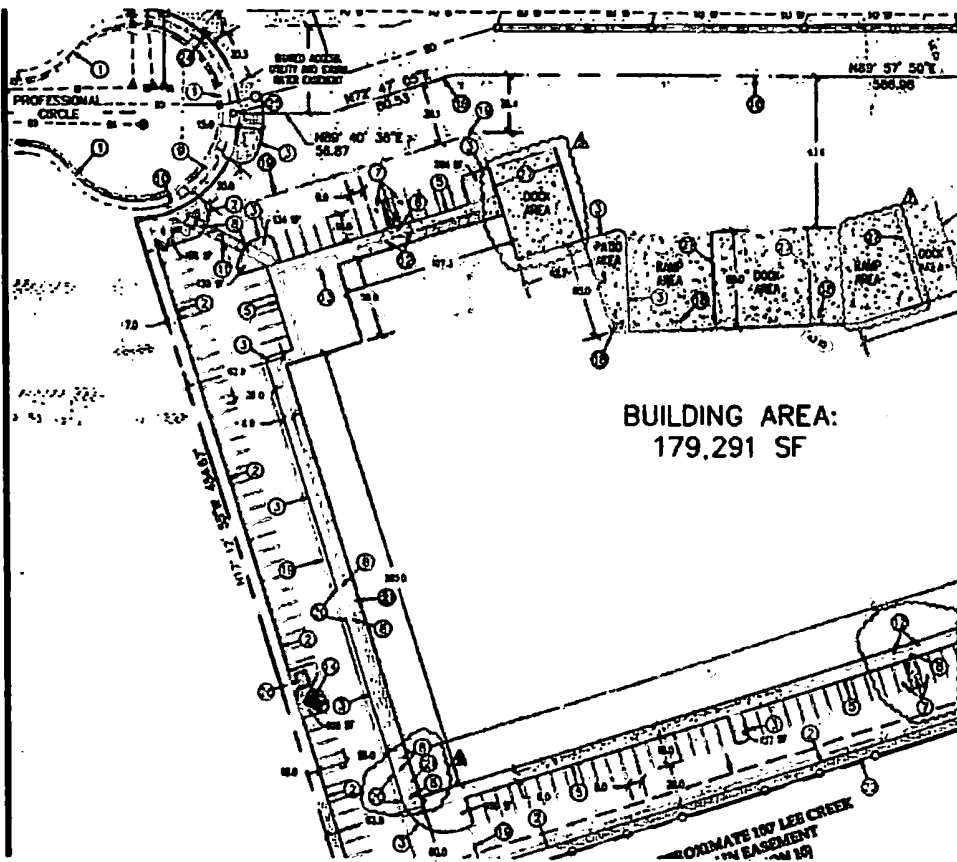
JAN B THOMAS
(notary signature)



NOTARY PUBLIC FOR Utah (state)
Residing at: No Salt Lake, UT (city, state)
My Commission Expires: 4/3/21 (d/m/y)

Property Description

Quarter: NW Section: 16 Township 1 South, Range 1 West
 Salt Lake Base Meridian
 County: Salt Lake State: Utah
 Parcel Number: 1516102003



CC#: 11441 WO#: 6767709

Landowner Name:

Drawn by:

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:

BLANK
PAGE