

RIGHT-OF-WAY GRANT OF EASEMENT

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ASPEN COVE II, L.C., a Utah limited liability company, Grantor, of Salt Lake City, Utah, does hereby convey and warrant to TLC TOWNHOMES, LLC, a Utah limited liability company of 1865 Independence Blvd No 1, Salt Lake City, Utah 84116, Grantee, its successors and assigns, for the sum of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, a Perpetual Nonexclusive Private Right-of-Way and Easement for ingress and egress to and from the adjacent parking area described in the attached Exhibit A over the following described land situated in the County of Salt Lake, State of Utah:

The West 18.0 feet of Lot 25, excepting the West 5.0 feet of Lot 25, Rose Park Redwood No. 5, according to the official plat thereof on file and of record in the Salt Lake County Recorder's Office

To have and to hold the same unto the said Grantee, its successors and assigns. Grantor shall have the right to use the said premises, provided such use does not interfere with the rights granted to Grantee hereunder.

Grantor shall not build or construct nor permit to be built or constructed any building or other improvement over or across said right-of-way, or change the contour thereof without written consent of Grantee. This right-of-way grant shall be binding upon and inure to the benefit of the successors and assigns of Grantor and the successors and assigns of the Grantee, and may be assigned in whole or in part by Grantee.

Grantor shall maintain the pavement of the said right-of-way in good serviceable condition. Such maintenance will include both repairs and reasonable preventive maintenance and shall be done in a timely manner as needed. When joint maintenance of the right-of-way and the benefitted property is undertaken with Grantor's permission, Grantor shall pay or reimburse that portion of the reasonable expense which is for maintenance of the right-of-way.

The intention of Grantor is to create a right-of-way and easement which is appurtenant to and runs with the property described in Exhibit A.

This easement shall expire in the event that the similar easement of even date granted Grantor by Grantees over the property described in Exhibit A shall expire or otherwise become unenforceable.

08-22-357-033, -034

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11/20/2008 08:55 AM \$17.00
Book - 9659 Pg - 9878-9880
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
TANNER & TANNER PC
ATTN: EARL D TANNER JR
68 S MAIN ST. 8TH FLOOR
SLC UT 84101-1504
BY: KLD, DEPUTY - WI 3 P.

Exhibit A

Benefitted Property

Property located in Salt Lake County, Utah, and described as:

The West 5.0 feet of Lot 25 and the East 8.0 feet of Lot 24, Rose Park Redwood No. 5, according to the official plat thereof on file and of record in the Salt Lake County Recorder's Office