

600

RIGHT OF WAY AND EASEMENT GRANT

2982187

(CONDOMINIUM-MOBILE HOME)
(CORPORATE)

5300 ENTERPRISES, a joint venture by Palmer's Building Company, a Utah Corporation and Valley Corporation, a Utah Corporation

Grantor, does hereby convey and warrant to MOUNTAIN FUEL SUPPLY COMPANY, a Corporation of the State of Utah, Grantee, its successors and assigns, for the sum of ONE AND NO/100 DOLLARS (\$1.00) and other good and valuable considerations, receipt of which is hereby acknowledged, a right of way and easement sixteen feet in width to lay, maintain, operate, repair, inspect, protect, remove and replace pipelines, valves, valve boxes and other gas transmission and distribution facilities (hereinafter collectively called "facilities") through and across the following described land and premises situated in Salt Lake County, State of Utah, to-wit: Those certain strips of land in the project or development described below and lying along the center lines as shown on the attached Plat, designated Exhibit A, and which is dated 15th day of June, A.D. 1977, and as said Plat and Exhibit may be amended or revised from time to time, said Plat and Exhibit by this reference being made a part hereof, representing that certain condominium or mobile home project or development known as

THE BUSINESS PLAZA

(Name of Condominium or Mobile Home)

in the vicinity of 430 West 5300 South Murray (City)
(Street Intersection)

Beginning at a point which is S.89°57'53"W. along the South line of the Northeast Quarter Southwest Quarter 531.96 feet from the Southeast corner of the Northeast Quarter Southwest Quarter of Section 12, Township 2 South, Range 1 West, Salt Lake Base and Meridian, said point of beginning also being due North 1320.372 feet and due East 2097.771 feet from the county monument at the Southwest corner of said Section 12; thence S.9°06'E. 114.90 feet; thence S.80°01'53"W. 28.00 feet to a point on the arc of a 318.10 foot radius curve the center of which bears S.80°01'53" W; thence Southerly along the arc of said curve to the right through a central angle of 11°01'59", a distance of 61.25 feet; thence S.89°57'53"W. 262.64 feet; thence N.48°30'W. 16.03 feet; thence N.72° W. 30.50 feet; thence N.41° W. 50.50 feet; thence N.54° W. 65.00 feet; thence N.30° W. 29.50 feet; thence N.9°06'W. 1028.63 feet to the center of Germania Street; thence N.83°57'53"E. along the center of said street 149.22 feet; thence S.7°42' 07"E. 300.00 feet; thence N.82°17'53"E. 271.13 feet; thence S.9°06'E. 721.98 feet to the point of beginning.

TO HAVE AND TO HOLD the same unto the said Mountain Fuel Supply Company, its successors and assigns, so long as such facilities shall be maintained, with the right of ingress and egress to and from said right of way to maintain, operate, repair, inspect, protect, remove and replace the same. During temporary periods Grantee may use such portion of the property along and adjacent to said right of way as may be reasonably necessary in connection with construction, maintenance, repair, removal or replacement of the facilities. The said Grantor shall have the right to use the said premises except for the purposes for which this right of way and easement is granted to the said Grantee, provided such use does not interfere with the facilities or any other rights granted to the Grantee hereunder.

The 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, nor 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.

It is hereby understood that any parties securing this grant on behalf of the Grantee are without authority to make any representations, covenants or agreements not herein expressed.

IN WITNESS WHEREOF the Grantor has caused its corporate name and seal to be hereunto affixed this 16th day of July, 1977.

ATTEST:

(SEAL)

Ray D. Palmer
Secretary

PALMER'S BUILDING COMPANY

By

Paul Palmer
President

ATTEST:

(SEAL)

Secretary

VALLEY CORPORATION

By

W. H. ...
President

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Recorded at Request of MOUNTAIN FUEL SUPPLY CO.
at 11:49 m Fee Paid \$600 KATIE L. DIXON, Recorder, AUG 12 1977
Salt Lake County, Utah, E, *C. Wayne Maberry* Dept. Date
C. Wayne Maberry Box 1138
24139

STATE OF UTAH

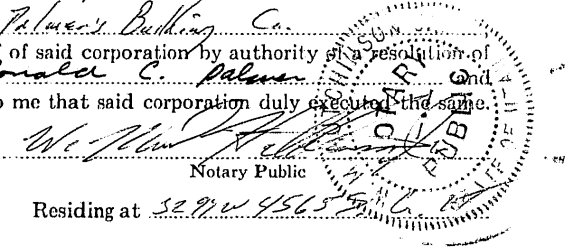
County of Salt Lake } ss.

On the 11 day of July, 1977, personally appeared before me
Craig D. Palmer and Ronald C. Palmer
who being duly sworn, did say that they are the Secretary and
President respectively, of Palmer's Building Co.
and that the foregoing instrument was signed on behalf of said corporation by authority of a resolution of
its ~~Board of Directors~~ (or) * its By-Laws, and said Ronald C. Palmer and
Craig D. Palmer acknowledged to me that said corporation duly executed the same.

My Commission expires:

Feb. 15, 1981

*Strike clause not applicable.



Notary Public

Residing at 529 W 4565 S

STATE OF UTAH

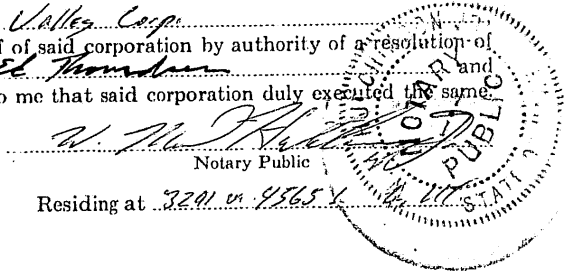
County of Salt Lake } ss.

On the 16 day of July, 1977, personally appeared before me
Ed Thomsen and W. M. [Signature]
who being duly sworn, did say that they are the W. M. [Signature] and
respectively, of Valley Corp.
and that the foregoing instrument was signed on behalf of said corporation by authority of a resolution of
its ~~Board of Directors~~ (or) * its By-Laws, and said Ed Thomsen and
W. M. [Signature] acknowledged to me that said corporation duly executed the same.

My Commission expires:

Feb. 15, 1981

*Strike clause not applicable.



Notary Public

Residing at 3291 W 4565 S

ALL RIGHTS OF WAY TO BE 16" IN WIDTH, & OF RIGHT OF WAY TO BE & OF GAS MAIN.

EXHIBIT

"A"

430 W 5300 SO.
 LOC. IN NE 1/4 SW 1/4 OF SEC. 12
 T2S. R1W, SLS 5M
 PROPERTY OWNER
 5300 ENTERPRISES
 N 9° 06' 00" E 1628.65'

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SHEET 1

This point located N. 89° 53' 37" W. 531.95' from the S.E. Cor. of the 1/4 SW 1/4 of Sec. 12, T2S, R1W, SLS 5M.

SHEET 2

SHEET 3

