

252

KATHLEEN J. JON
RECORDED
SALT LAKE COUNTY
UTAH

AUG 31 2 37 PM '82

WESTERN TITLE
REF

Reilyn Snodgrass
EVELYN FROGGET

3707175

CONVEYANCE OF EASEMENT

THIS CONVEYANCE is dated the 31st day of August, 1982 from 5300 ENTERPRISES, a Utah general partnership ("Grantor"), to THE BOYER COMPANY, a Utah general partnership; any owner of the real property described on Exhibit B attached hereto and made a part hereof; and any utility company, governmental authority or quasi-governmental authority providing any of the utility services described below ("Grantees").

W I T N E S S E T H:

Grantor, for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does sell and convey to Grantees a nonexclusive, perpetual easement under the real property described on Exhibit A attached hereto and made a part hereof for the purpose of constructing, installing, maintaining, repairing, reconstructing and replacing facilities providing or supplying culinary water.

TO HAVE AND TO HOLD said easement and right of way unto Grantees and their respective heirs, personal representatives, successors and assigns. The easement hereby granted shall run with the land, shall be binding upon Grantor and grantor's successors and assigns, and shall be appurtenant to the land described in Exhibit "B" such that a transfer of legal title to all or any portion of such land shall automatically transfer a proportionate interest in this easement. Grantee further agrees to maintain said easement including landscaping, asphalt and concrete improvements.

EXECUTED as of the date first set forth above.

GRANTOR

5300 ENTERPRISES, a Utah
General Partnership


Ray D. Palmer

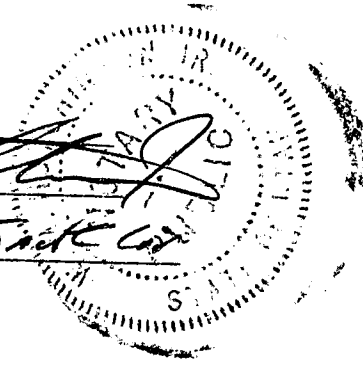
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WST 58381

STATE OF UTAH)
)
) : ss.
COUNTY OF SALT LAKE)

On this 31 day of August, 1982, personally
appeared before me GARY D. PALMER, who being duly
sworn, did say that he executed the foregoing Conveyance of
Easement.


NOTARY PUBLIC
Residing at: 4268 Jack Way



My Commission Expires:

Feb. 15, 1985

EXHIBIT A

(Legal Description of Burdened Easement Land)

A 10.00 FOOT WATER LINE EASEMENT THE CENTERLINE BEING DESCRIBED AS FOLLOWS:

Beginning at a Fire Hydrant on the WEST side of a Private Road, said Fire Hydrant being NORTH 1705.85 feet and EAST 1997.62 feet from the Southwest Corner of Section 12, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running thence SOUTH 8° 35'56" EAST 19.00 feet; thence SOUTH 84° 33'45" EAST 37.11 feet to the WEST Property Line of the Blodgett Center.

EXHIBIT B

(Legal Description of Benefited Land)

Commencing 1.72 Chains WEST, NORTH 9° WEST 1.5 Chains; SOUTH 82° WEST 265.0 feet NORTH 15°38'10" EAST 200.40 feet; and NORTH 4°31'20" WEST 101.441 feet from the Southeast Corner of the Northeast Quarter of the Southwest Quarter of Section 12, Township 2 South, Range 1 West, Salt Lake Base and Meridian; said Point of Beginning more specifically being described as follows:

Beginning at a Point on the WEST Right of Way Fence of I-15, said Point being NORTH 1670.11 feet and EAST 2307.56 feet from the Southwest Corner of Section 12, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running thence SOUTH 81°26'25" WEST 265.11 feet; thence NORTH 8°35'56" WEST 388.00 feet to an Existing Old Fence Line; thence NORTH 83°36'51" EAST along said Fence Line 359.73 feet to the WEST Right of Way Line of I-15; thence SOUTH 5°32'59" WEST along said Right of Way Line 386.00 feet to the Point of Beginning. Contains 2.740 Acres.

TOGETHER with a 30.00 FOOT RIGHT OF WAY, the Westerly Line of which is described as follows:

Beginning at a Point which is NORTH 1630.65 feet and EAST 2,045.40 feet from the Southwest Corner of Section 12, Township 2 South, Range 1 West, Salt Lake Base and Meridian. Said Point of Beginning also being the Southwest Corner of the above described tract and running thence SOUTH 8°35'56" EAST 666.798 feet.