

UTAH POWER & LIGHT COMPANY  
EASEMENT

71.

DONALD N. FENN and DIXIE FENN  
his wife, Grantor s, do hereby convey to UTAH POWER & LIGHT  
COMPANY, a corporation, its successors in interest and assigns, Grantee,  
for the sum of One Dollar (\$1.00) and other valuable consideration, a  
perpetual easement and right of way for the erection, operation and continued  
maintenance, repair, alteration, inspection, relocation and replacement of  
one or more transmission and distribution circuits of the Grantee, with the  
necessary poles, towers, guys, stubs, crossarms, braces and other attachments  
affixed thereto, for the support of said circuits, on, over and across the  
following described real property located in Utah County, Utah:

Said tract of land situate in the NE 1/4 of the NW 1/4 of Section 27,  
Township 5 South, Range 1 East, Salt Lake Meridian, described as follows:

Beginning at the west boundary line of the Grantors' land at a point 505  
feet south and 960 feet west, more or less, from the north one quarter corner  
of Section 27, T.5 S., R.1 E., S.L.M., and running thence S.1°02'W. 137 feet,  
more or less, along said west boundary line, thence S.65°07'E. 765 feet, more  
or less, to the east boundary line of said Grantors' land, thence N.0°43'E. 137  
feet, more or less, along said east boundary line, thence N.65°07'W. 770 feet,  
more or less, to the point of beginning; containing 2.20 acres, more or less.

Together with full right and authority to Grantee, its successors, licensees,  
lessees, contractors or assigns, and its and their agents and employees to  
enter at all times upon said premises to survey, construct, repair, remove,  
replace, reconstruct, patrol, inspect, improve, enlarge and maintain electric  
transmission and distribution lines and communication facilities, both overhead  
and underground, including towers, poles and other supports, together with  
braces, guys, anchors, crossarms, cables, conduits, wires, conductors, manholes,  
transformers and other fixtures, devices and appurtenances used or useful in  
connection therewith, and full right and authority to cut, remove, trim or  
otherwise control all trees, brush and other growth on or overhanging said  
premises.

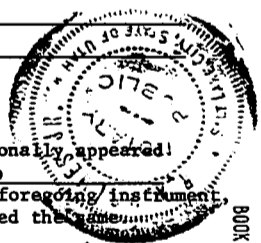
At no time shall any flammable material or any building of any kind be placed  
or erected within the boundaries of said right of way, nor shall any equipment  
or material of any kind that exceeds 12 feet in height be placed or used  
thereon by Grantor or by Grantor's heirs, successors or assigns.

Subject to the foregoing limitations, said right of way may be leased by Grantor  
for roads, agricultural crops and other purposes not inconsistent with this  
easement.

WITNESS the hand s of the Grantor s, this 9<sup>th</sup> day of January,  
A.D. 19 78.

*Donald N. Fenn*  
*Dixie Fenn*

STATE OF UTAH )  
County of UTAH ) ss



On the 9<sup>th</sup> day of January, A.D. 19 78, personally appeared:  
before me DONALD N. FENN and DIXIE FENN  
his wife, personally known to me to be the signer of the foregoing instrument,  
who duly acknowledged to me that THEY executed the same.

My Commission expires:  
JUNE 3, 1981

Ray A. Holmes Jr  
Notary Public  
Residing at SALT LAKE CITY, UT.  
File No. \_\_\_\_\_

Description Approved Del  
Form & Execution Approved RR

RETURN TO: RAY A. HOLMES, JR.  
Utah Power & Light Co.  
Legal Dept.  
P. O. Box 899  
Salt Lake City, Utah 84178

BOOK 1624 PAGE 540

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BOOK 1624 PAGE 541

RECORDED AT THE REQUEST OF  
**UTAH POWER & LIGHT**

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MINOR COUNTY CLERK  
UTAH COUNTY CLERK  
DEPUTY CLERK  
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**UTAH POWER & LIGHT**

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1978



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