

GRANT OF EASEMENT

This Grant of Easement (this "Easement") dated January 1, 2014, is made by and between Comcast of Utah II, Inc., with an address of, 9602 S 300 W, Sandy UT 84070 its successors and assigns, hereinafter referred to as "Grantee" and Roman Gardens 1060, LLC, with an address of 450 North 1060 East \_\_\_\_\_, Provo, UT 84606 hereinafter referred to as "Grantor."

The Grantor and the Grantee are parties to a(n) Services Agreement dated January 1, 2014, pursuant to which the Grantee provides certain broadband communications services to the Premises described below.

In consideration of One Dollar (\$1.00), the Grantor(s), owner(s) of the Premises described below, hereby grant(s) to the Grantee, its successors and assigns, an easement in gross and right-of-way to construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove at any time and from time to time a broadband communications system (hereinafter referred to as the "Company Wiring") consisting of wires, underground conduits, cables, pedestals, vaults, and including but not limited to above ground enclosures, markers and concrete pads or other appurtenant fixtures and equipment necessary or useful for distributing broadband services and other like communications, in, on, over, under, across and along that certain real property (the "Premises") located at 450 North 1060 East \_\_\_\_\_, Provo, UT 84606-3466 in Utah County, Utah described as follows:

LEGAL DESCRIPTION:  
(See Attached)

The Grantor(s) agree(s) for itself and its heirs and assigns that the Company Wiring on the Premises shall be and remain the personal property of the Grantee and may not be altered, obstructed or removed without the express written consent of the Grantee. The Grantee, and its contractors, agents and employees, shall have the right to trim or cut trees and/or roots which may endanger or interfere with said Company Wiring and shall have free access to said Company Wiring and every part thereof, at all times for the purpose of exercising the rights herein granted; provided, however, that in making any excavation on said Premises of the Grantor, the Grantee shall make the same in such manner as will cause the least injury to the surface of the ground around such excavation, and shall replace the earth so removed by it and restore the area to as near the same condition as it was prior to such excavation as is practical. This Easement shall run with the land for so long as the Grantee, its successors or assigns provides broadband service to the Premises.



PROPERTY INFORMATION

Serial Number: 22-017-0009 Serial Life: 1981...

Property Address: 1050 E 450 NORTH - PROVO  
Mailing Address: 300 BRANNAN ST STE 504 SAN FRANCISCO, CA 94107-1973  
Acreage: 1.24

Last Document: 13646-2007

Legal Description: COM N 193.4 FT & W 780.99 FT FR E 1/4 COR SEC 6, T7S, R3E, SLM; S 1 DEG 14'W 224.24 FT; N 88 DEG 48'29"W 242.29 FT; N 1 DEG E 223.42 FT; S 89 DEG E 243.2 FT TO BEG 1.24 ACRE



Owner Names	Value History	Tax History	Location	Photos	Documents	Exp Legal
COM N 193.4 FT & W 780.99 FT FR E 1/4 COR SEC 6, T7S, R3E, SLM; S 1 DEG 14'W 224.24 FT; N 88 DEG 48'29"W 242.29 FT; N 1 DEG E 223.42 FT; S 89 DEG E 243.2						

Additional Information

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Documents/Owner/Parcel information - [Recorder's Office](#)  
[Address Change for Tax Notice](#)

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IN WITNESS WHEREOF, the parties hereto have caused this Easement to be executed by their duly authorized representatives as of the date first written above.

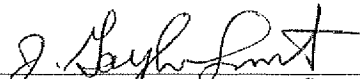
GRANTOR

WITNESS/ATTEST:

Roman Gardens 1060, LLC

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_

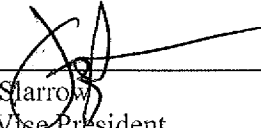
By:   
Name: J. GAYLAN SMITH  
Title: MANAGER

GRANTEE

ATTEST:


Comcast of Utah II, Inc.

\_\_\_\_\_  
Name: \_\_\_\_\_

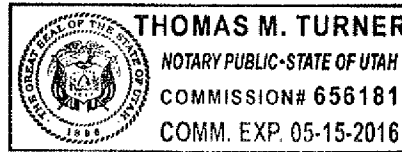
By:   
Name: Kyle McStarrow  
Title: Regional Vice President

STATE OF UTAH )  
 ) ss.  
COUNTY OF UTAH )

The foregoing instrument was acknowledged before me this 3RD day of JANUARY, 2014 by J. GAYLUN SMITH, the MANAGER of Roman Gardens 1060, LLC, on behalf of said entity. He/she is personally known to me or has presented UT DL II 012722010 (type of identification) as identification and did/did not take an oath. Witness my hand and official seal.

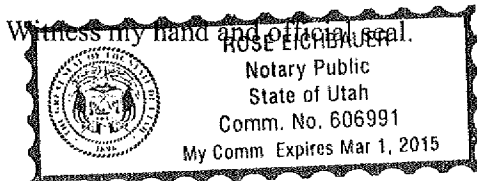
  
THOMAS M. TURNER Notary Public  
(Print Name)

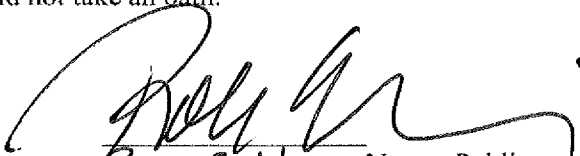
My commission expires: 05/15/2016



STATE OF Utah )  
 ) ss.  
COUNTY OF Salt Lake )

The foregoing instrument was acknowledged before me this 31 day of Jan, 2014 by Kyle McSlarrow, the Regional Vice President of Comcast of Utah II, Inc., on behalf of said entity. He/She is personally known to me or has presented \_\_\_\_\_ (type of identification) as identification and did/did not take an oath.



  
Rose Eichbauer Notary Public  
(Print Name)

My Commission expires: \_\_\_\_\_