

Grantee - 4585 S. 330 E.
Murray, ut. 84107

WHEN RECORDED RETURN TO:

ALAN B. FORD, ESQ.
2046 EAST 4800 SOUTH
SALT LAKE CITY, UTAH 84117

15⁰⁰

4505362
11 AUGUST 87 12:01 PM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
LAVON M. DAVIS
REC BY: JEDD BOGENSCHUTZ, DEPUTY

GRANT OF EASEMENT

FOR VALUE RECEIVED, the undersigned, 45TH SOUTH ASSOCIATES, LTD., a Utah limited partnership ("Grantor"), and LAVON M. DAVIS, ("Grantee") hereby grant, declare, acknowledge and agree as follows:

1. OWNERSHIP OF PARCELS. Grantor is the owner of land, situated in Salt Lake County, State of Utah, (herein identified as Parcel A) which is more particularly described in Exhibit "A", attached hereto and incorporated herein, and is outlined in blue on Exhibit "B", attached hereto and incorporated herein. Grantee is the owner of land which is adjacent to Parcel A (herein identified as Parcel B) and which is more particularly described in Exhibit "C", attached hereto and incorporated herein.

2. EASEMENT. Grantor hereby grants to Grantee, a movable, nonexclusive right-of-way and easement for ingress and egress for vehicular and pedestrian traffic with respect to the entrance, exit and parking areas of Parcel "A" as fully described in Exhibit "D" hereto and as diagramed in red on Exhibit "B". Grantor shall have the unilateral right, upon recordation of an instrument reflecting the same, to relocate the easement granted herein to another location specified by Grantor on land owned by it, so long as the relocated easement provides Grantee with legal access.

3. COVENANTS RUNNING WITH THE LAND. It is understood and agreed that the rights, easements and restrictions herein granted shall be deemed to be covenants running with the land and shall be binding upon and inure to the benefit of the owners of Parcels A and B, their respective successors and assigns.

IN WITNESS WHEREOF, this Agreement is executed this 27 day of July, 1987.

45th SOUTH ASSOCIATES, LTD.

By Alan B Ford
General Partner

Grantor

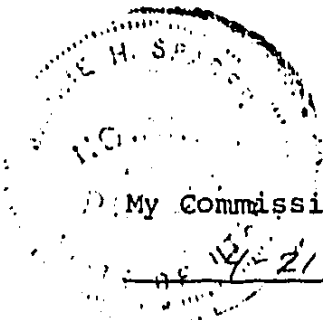
Lavon M. Davis
Lavon M. Davis

Grantee

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

On the 27th day of July, 1987, personally appeared before me Alan B. Ford, who being first duly sworn, acknowledged to me that he is an authorized general partner of 45th South Associates, Ltd., a Utah limited partnership, and that he executed the foregoing instrument on behalf of 45th South Associates, Ltd., as its authorized general partner, pursuant to authority of its agreement of limited partnership, and that said partnership thereby executed the same.

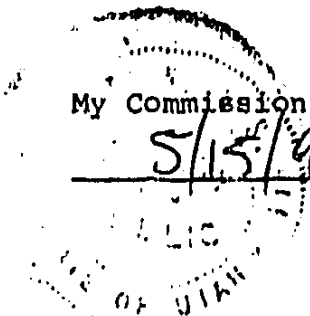


James H. Sorensen
Notary Public
Residing at: Salt Lake County, Utah

My Commission Expires:

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

On the 10 day of August, 1987, personally appeared before me Lellan M. Davis, who being first duly sworn, acknowledged to me that (s)he executed the foregoing instrument.



Lellan M. Davis
Notary Public
Residing at: Salt Lake City, Ut.

My Commission Expires:

5/15/90

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4.

45TH STREET TOWERS
PHASE I

Beginning at a point South 293.24 feet and West 202.62 feet from the center corner of Section 6, T.2S., R.1E., S.L.B.&M (basis of bearing being N89°50'30"E between a road monument on the monument line of 4500 South Street, - said monument being South 260.24 feet and West 202.62 feet from the center Section corner of Section 6, T.2S., R.1E., S.L.B.&M. - and another road monument on the monument line of 4500 South - said monument being N89°50'30" E., 1695.776 feet from first above mentioned monument) and running thence:

N89°50'30"E	378.80 feet	along the South line of 4500 South Street; thence
South	65.00 feet;	thence
East	88.20 feet;	thence
South	11.76 feet;	thence
S32°43'00"W	71.07 feet;	thence
S17°32'28"W	65.00 feet;	thence
S87°40'00"W	19.84 feet;	thence
S09°16'00"E	89.65 feet;	thence
West	96.57 feet;	thence
S45°00'00"W	109.16 feet;	thence
West	35.00 feet;	thence
South	40.00 feet;	thence
West	124.85 feet;	thence
North	213.00 feet;	thence
West	197.15 feet;	thence
Northeasterly	75.01 feet;	along a 3524.86 foot radius curve to the left (long chord bears N00°43'26"E, 75.01 feet); thence

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East 126.20 feet; thence
North 115.96 feet; to the point of
beginning.

Contains 3.2401 acres

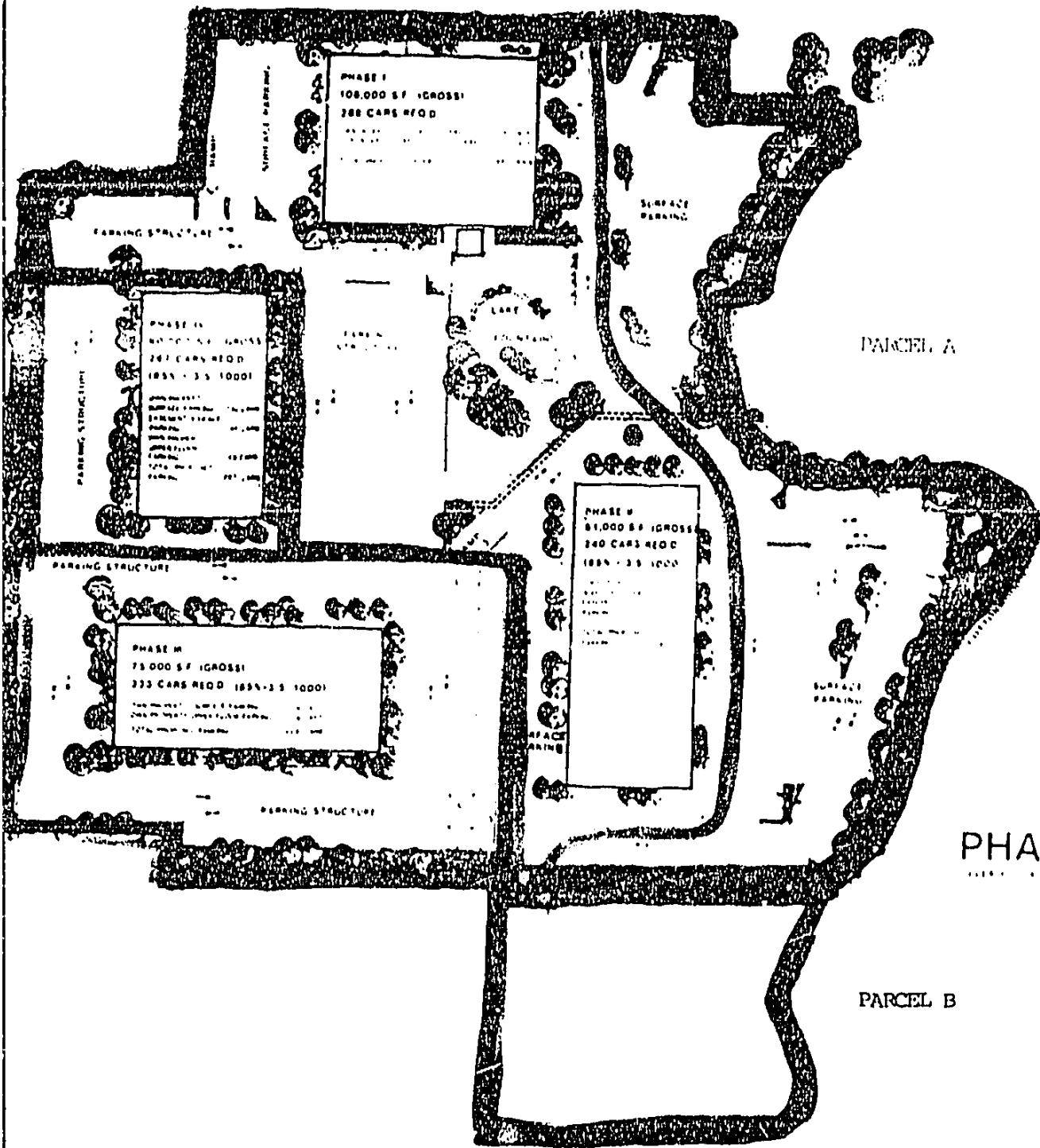
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4.
**45TH STREET TOWERS
 PHASE II**

Beginning at a point South 580.01 feet and East 200.99 feet from the center corner of Section 6, T.2S., R.1E., S.L.B.&M. (basis of bearing being N89°50'30"E between a road monument on the monument line of 4500 South Street, - said monument being South 260.24 feet and West 202.62 feet from the center Section corner of Section 6, T.2S., R.1E., S.L.B.&M. - and another road monument on the monument line of 4500 South - said monument being N89°50'30" E., 1695.776 feet from first above mentioned monument) and running thence:

S45°00'00"E	62.04 feet;	thence
East	122.99 feet;	thence
S47°32'00"E	57.00 feet;	thence
S13°50'00"W	42.00 feet;	thence
S44°20'00"W	70.00 feet;	thence
S12°21'00"W	89.00 feet;	thence
S26°44'00"W	106.00 feet;	thence
N89°00'00"W	242.02 feet;	thence
North	233.41 feet;	thence
West	50.00 feet;	thence
North	40.00 feet;	thence
East	35.00 feet;	thence
N45°00'00"E	109.16 feet;	thence
East	96.57 feet	to the point of beginning.

Contains 2.3779 acres



PARCEL A

PARCEL B

PHASE I

- PERS GOVT -
CO. REPOSSES

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EXHIBIT C

Com 14.10 CHS S & 0.64 CHS E FR CEN SEC 6 T 2S R 1 E, SL
MER, S 2.65 CHS S 89° E 3.66 CHS TO CREEK N 6° L 2.66 CHS N
89° W 3.92 CHS TO BEG 1 AC

Also known as 4585 Erickson Lane, Murray, Utah

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1.

July 23, 1987 45th South Associates Easement

A 12 foot wide movable, nonexclusive right-of-way and easement for ingress and egress for vehicular and pedestrian traffic, the center line of which is more particularly described as follows:

Beginning at a point on the south line of 4500 South Street, said point also being West, 202.62 feet and South 293.24 feet and N 89°50'30" E, 293.20 feet along the South line of 4500 South Street from the center corner of Section 6, T.2 S., R.1 E., S.L.B. & M., (Basis of bearing being N 89°50'30" E along the monument line of 4500 South Street) and running thence:

South	215.00 feet;	thence
Southeasterly	47.40 feet	along a 60.355 foot radius curve to the left (long chord bears S 22°30'00" E, 46.19 feet); thence
S 45°00'00" E	120.00 feet;	thence
Southeasterly	47.40 feet	along a 60.355 foot radius curve to the right (long chord bears S 22°30'00" E, 46.19 feet); thence
South	198.30 feet;	thence
Southwesterly	39.27 feet	along a 25.00 foot radius curve to the right (long chord bears S 45°00'00" W, 35.36 feet); thence
West	100.00 feet;	thence
Southwesterly	39.27 feet	along a 25.00 foot radius curve to the left (long chord bears S 45°00'00" W, 35.36 feet); thence
South	5.00 feet	to the south line of the 45th South Associates, Ltd. parcel.

All subject to easements, restrictions and rights-of-way of use and record and to actual survey.

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