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KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
STEWART TITLE
REC BY: REBECCA GRAY , DEPUTY

GRANT OF EASEMENT

FOR VALUE RECEIVED, the undersigned, 45TH SOUTH ASSOCIATES, LTD., a Utah limited partnership ("Grantor"), hereby grants and conveys to DONNA H. TURPIN, EDRIS H. JESPERSON, CHESTER C. HIGLEY, EDWIN M. HIGLEY, HAROLD G. HIGLEY and GLEN L. HIGLEY ("Grantees") an easement over certain property hereinafter described.

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. 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 "B", 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 four-wheel or larger motor vehicular and pedestrian traffic with respect to the entrance, exit and parking areas of Parcel "A" as fully described in Exhibit "A" hereto. 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 and practical access for ingress and egress for four wheel or larger motor vehicular and pedestrian traffic, and provided such easement provides a reasonably direct route across Parcel "A".

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 2 day of May, 1988.

45th SOUTH ASSOCIATES, LTD.

By Alan B. [Signature]
General Partner

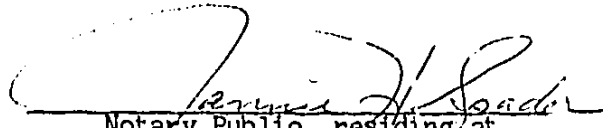
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STATE OF UTAH :
: SS.
COUNTY OF SALT LAKE :

On this 2nd day of May, 1988, before me, the undersigned, a Notary Public in and for said State and County, personally appeared ALAN B. FORD, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) that executed this instrument on behalf of the partnership known as 45TH SOUTH ASSOCIATES, LTD. and acknowledged to me that the partnership executed the same.

WITNESS my hand and official seal.


Notary Public, residing at
Salt Lake County, Utah

Commission Expires:

4-21-91

NO NOTARY SEAL
CO. RECORDER

2004 6026 P.53 2661

EXHIBIT A

Legal Description of 45th South Associates Property
(Parcel A)

PARCEL A:

Beginning on the South right of way line of 4500 South Street at a point which is North 89 degrees 50'30" East 79.91 feet along the monument line and South 33.0 feet from a Salt Lake County Monument in said 4500 South Street, said monument being North 89 deg. 50'30" East 1521.88 feet from the Salt Lake County Monument in the intersection of 4500 South Street and State Street (the point of beginning also described as being 293.24 feet South and 202.62 feet West of the center of Section 6, Township 2 South, Range 1 East, Salt Lake Base and Meridian); and running thence North 89 degrees 50'30" east along said South line of 4500 South Street 378.80 feet; thence South 65.00 feet; thence East 88.20 feet to the Westerly Bank of Big Cottonwood Creek; thence along said Westerly bank South 11.76 feet and South 32' deg. 43'00" West 71.07 feet; thence South 17 deg. 32'28" West 65.00 feet; thence 87 deg. 40'00" West 19.84 feet to said Westerly Bank of Big Cottonwood Creek; thence along said Westerly bank South 9 deg. 16'00" East 81.78 feet; thence West 84.68 feet; thence South 45 deg. 00'00" West 130.10 feet; thence West 45.00 feet; thence South 42.00 feet; thence West 319.87 feet to the East line of Atwood Avenue; thence along said East line North 4 deg. 27'17" East 30.392 feet to a point on the arc of a 3524.86 foot radius curve, the center of which bears North 85 deg. 32'43" West and Northwesterly along said curve to the left through a central angle of 4 deg. 20'25" a distance of 267.02 feet; thence East 126.20 feet; thence East 126.20 feet; thence North 115.96 feet to the point of beginning.

EXHIBIT B

**Legal Description of Grantees' Property
(Parcel B)**

1.

COMMENCING 738.38 feet South and 0.64 chains East from the center of Section 6, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 200 feet; thence South 87 degrees 45' West 3.83 chains; thence South 200 feet; thence North 87 degrees 45' East 3.83 chains to BEGINNING.

2.

COMMENCING 34.4 rods South and 12.5 rods West and 255.5 feet South from the center of Section 6, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 98.92 feet; thence West 11 rods; thence North 98.92 feet; thence East 11 rods to place of BEGINNING.

SUBJECT TO a right of way over the Westerly portion of said property for Third East Street.

The above described property also known by the street address of 4575 South Bulloch Street.

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