

WHEN RECORDED MAIL TO:

Questar Regulated Services Company
P.O. Box 45360, Right-of-way
Salt Lake City, UT 84145-0360

3977towe.lp

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06/07/99 12:46 PM 12.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
QUESTAR GAS COMPANY
PO BOX 45360
SLC, UT 84145-0360

RIGHT-OF-WAY AND EASEMENT GRANT
UT 15949

REGISTRAR DEPUTY - WI
J. Johanson

TOWERS AT 45th, L.C., A Utah Limited Liability Company

"Grantor", does hereby convey and warrant to QUESTAR GAS COMPANY, a corporation of the State of Utah, Grantee, its successors and assigns, for the sum of ONE DOLLAR (\$1.00) in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, a right-of-way and easement to lay, maintain, operate, repair, inspect, protect, remove and replace pipelines, valves, valve boxes and other gas transmission and distribution facilities (hereinafter collectively called "facilities") said right-of-way being situated in the County of Salt Lake, State of Utah, and more particularly described as follows, to-wit:

Land of the Grantor located in Section 6, Township 2 South, Range 1 East, Salt Lake Base and Meridian.

Beginning at a point South 671.91 feet and East 42.24 feet from the Center of said Section 6; thence North 42.78 feet; thence North 45°00'00" East 69.61 feet; thence North 32°49'03" East 60.61 feet to a point on the west line of an existing Questar Gas Company easement; thence North 73°37'33" East 16.68 feet to a point on the east line of an existing Questar Gas Company easement; thence South 32°49'03" East 68.77 feet; thence South 45°00'00" West 71.53 feet; thence South 20.00 feet to Grantor's south property line; thence South 45°00'00" West, along said line, 27.19 feet, to the point of beginning;

TO HAVE AND TO HOLD the same unto said QUESTAR GAS COMPANY, its successors and assigns, so long as such facilities shall be maintained, with the right of ingress and egress to and from said right-of-way to maintain, operate, repair, inspect, protect, remove and replace the same. During temporary periods, Grantee may use such portion of the property along and adjacent to said right-of-way as may be reasonably necessary in connection with construction, maintenance, repair, removal or replacement of the facilities. Grantor(s) shall have the right to use said premises except for the purposes for which this right-of-way and easement is granted to Grantee, provided such use does not interfere with the facilities or any other rights granted to Grantee hereunder.

Grantor(s) shall not build or construct, nor permit to be built or constructed, any building or other improvement over or across said right-of-way, nor change the contour thereof, without

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