

WHEN RECORDED RETURN TO:

RAY QUINNEY & NEBEKER P.C. Attn: Larry G. Moore 36 South State Street, Suite 1400 P.O. Box 45385 Salt Lake City, Utah 84145-0385

Affecting Tax Serial Nos. 18-154-0001, 18-154-0005, 18-162-0002, 18-162-0003, 18-162-0004, 18-047-0005

E# 3054594 PG 1 OF 7 Leann H. Kilts, WEBER COUNTY RECORDER 15-May-20 1154 AM FEE \$40.00 DEP TN REC FOR: ASTILL LAW FIRM ELECTRONICALLY RECORDED

ACCESS EASEMENT

CROSSROADS NOGDEN BP, LLC, a Utah limited liability company, CROSSROADS NOGDEN BP II, LLC, a Utah limited liability company, CROSSROADS NOGDEN BP III, LLC, a Utah limited liability company, and CROSSROADS NOGDEN BP IV, LLC, a Utah limited liability company (collectively "Grantors"), for Ten Dollars and other valuable consideration, hereby grant and convey to WELLS FARGO BANK, N.A., successor by merger to Wells Fargo Bank Northwest, N.A., and to First Security Bank of Utah, N.A. ("Grantee") of 2596 North Washington Blvd., North Ogden, Utah 84414:

a non-exclusive, perpetual easement for vehicular and pedestrian access, ingress and egress over and across the entrances, exits, curb cuts, driveways, drive lanes, sidewalks and walkways, as they may exist and be located and relocated from time to time on the "Common Areas" of the parcels of Grantors' real property commonly known as the North Pointe Shopping Center, located in the City of North Ogden, Weber County, State of Utah, and more particularly described on Exhibit "A" attached hereto and incorporated herein, which foregoing easements shall be for the benefit of the Grantee's real property located in the City of North Ogden, Weber County, State of Utah, and more particularly described on Exhibit "B" attached hereto and incorporated herein by this reference.

The foregoing easement shall "run with the land" and benefit the successors, assigns and transferees of Grantors and Grantee.

[signatures on following pages]

Executed to be effective this _	14 day of May , 2020.
	"Grantors"
	CROSSROADS NOGDEN BP, LLC, a Utah limited liability company
	By: TGC Crossroads Nogden BP, LLC, Its: Manager
	By: Wichael Christensen, Manager
	By: Nogden Partners, LLC, Its: Manager By: Christopher W. Hatch, Manager
STATE OF UTAH)	
County of <u>Davis</u>) ss.	
	acknowledged before me this 13 day of May, Manager of TGC Crossroads Nogden BP, LLC, the LLC, on behalf of the company.
	Gabrielle kon
My Commission Expires: 10/26/202	GABRIELLE ROSS
STATE OF UTAH) ss.	Notary Public State of Uran Commission # 691579 My Commission Expires On October 26, 2020
County of DAVIS)	
The foregoing instrument was 2020, by Christopher W. Hatch, the M Crossroads Nogden BP, LLC, on beha	acknowledged before me this 14 day of May, Ianager of Nogden Partners, LLC, the Manager of all of the company.
My Commission Expires: 10 26 10	Notary Public Notary Public Notary Pacho State of Utan)
	Continuation # 69 1579 My Commission Expires On October 26 2020

CROSSROADS NOGDEN BP II, LLC, a Utah limited liability company

By: TGC Crossroads Nogden BP, LLC,

	Its: Manager
	By: Michael Christensen, Manager
	By: Nogden Partners, LLC, Its: Manager By: Christopher W. Hatch, Manager
STATE OF UTAH) ss.	
County of DAVIS)	
	ger of TGC Crossroads Nogden BP, LLC, the , on behalf of the company.
My Commission Expires: 10 26 2000	Notary Public CASE ELLE POSS NOTARY Fuello, State of titles
STATE OF UTAH) .) ss. County of	October 26, 2020
My Commission Expires: 10/12/2020	Notary Public
	Commission # 691524 My Commission Expires On October 26, 2020

CROSSROADS NOGDEN BP III, LLC, a Utah limited liability company

	By: TGC Crossroads Nogden BP, LLC,
	Its: Manager
	By: Michael Christensen, Manager
	By: Nogden Partners, LLC,
	By: Christopher W. Hatch, Manager
STATE OF UTAH)	
County of Davis) ss.	
The foregoing instrument was acknown 2020, by Michael R. Christensen, the Manag Manager of Crossroads Nogden BP III, LLC	wledged before me this 15 day of May, ger of TGC Crossroads Nogden BP, LLC, the , on behalf of the company.
My Commission Expires: 10/24/2020	Mahyille kon Notary Public
my commission Emphress 175 175 1	Notary Public State of Utan
STATE OF UTAH) ss.	My Commission # 691579 My Commission Expires On October 26, 2020
County of DAVIS)	
The foregoing instrument was acknown 2020, by Christopher W. Hatch, the Manager Crossroads Nogden BP III, LLC, on behalf of	of the company.
	Ophnielle Ron
My Commission Expires: 10 10 100	Notary Public
	Civing Control (1977) Only the control of Expires On October 26, 2020
	Experience of the control of the con

CROSSROADS NOGDEN BP IV, LLC, a Utah limited liability company

	By: TGC Crossroads Nogden BP, LLC, Its: Manager
	By: Michael Christensen, Manager
	By: Nogden Partners, LLC, Its: Manager By: Low The Christopher W! Hatch, Manager
STATE OF UTAH)	
County of Davis) ss.	
	owledged before me this 13 day of May, ager of TGC Crossroads Nogden BP, LLC, the C, on behalf of the company.
My Commission Expires: 10/26/200	Notary Public One of the state
STATE OF UTAH)	My Commission Expres Co October 26, 2020
) ss. County of <u>payes</u>)	
	owledged before me this 14 day of MAY, er of Nogden Partners, LLC, the Manager of of the company.
My Commission Expires: 10 24 2020	Mabyielle Ron- Notary Public
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EXHIBIT "A"

(Legal Descriptions of Grantors' Property)

Legal Description of Crossroads Nogden BP, LLC Property:

Lot 601, North Pointe Center Subdivision, Sixth Amendment, according to the plat thereof, as recorded in the office of the County Recorder of Weber County, Utah.

and

Parcel A, North Pointe Center Subdivision, Sixth Amendment, according to the plat thereof, as recorded in the office of the County Recorder of Weber County, Utah.

Legal Description of Crossroads Nogden BP II, LLC Property:

Lot 704, North Pointe Center Subdivision, Seventh Amendment, according to the plat thereof, as recorded in the office of the County Recorder of Weber County, Utah.

Legal Description of Crossroads Nogden BP III, LLC Property:

Lot 703, North Pointe Center Subdivision, Seventh Amendment, according to the plat thereof, as recorded in the office of the County Recorder of Weber County, Utah.

Legal Description of Crossroads Nogden BP IV, LLC Property:

Lot 702, North Pointe Center Subdivision, Seventh Amendment, according to the plat thereof, as recorded in the office of the County Recorder of Weber County, Utah.

EXHIBIT "B"

(Legal Description of Grantee's Property)

Beginning at a point North 66 feet from the Southwest corner of Lot 11, Plat "B", North Ogden City Survey; running thence North 139 feet, more or less, to the Northwest corner of said Lot 11 and the South line of 2600 North Street; thence East 108 feet; thence South 139 feet, more or less, to a point due East from beginning; thence West 108 feet to the point of beginning.