



W3054594

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

E# 3054594 PG 1 OF 7
Leann H. Kiltz, WEBER COUNTY RECORDER
15-May-20 11:54 AM FEE \$40.00 DEP TN
REC FOR: ASTILL LAW FIRM
ELECTRONICALLY RECORDED

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

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: Michael R. Christensen
Michael Christensen, Manager

By: Nogden Partners, LLC,
Its: Manager

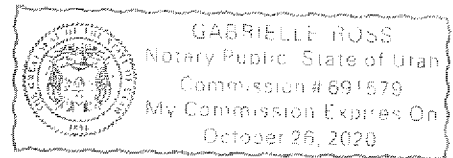
By: Christopher W. Hatch
Christopher W. Hatch, Manager

STATE OF UTAH)
) ss.
County of Davis)

The foregoing instrument was acknowledged before me this 13 day of May, 2020, by Michael R. Christensen, the Manager of TGC Crossroads Nogden BP, LLC, the Manager of Crossroads Nogden BP, LLC, on behalf of the company.

My Commission Expires: 10/26/2020

Gabrielle Ross
Notary Public

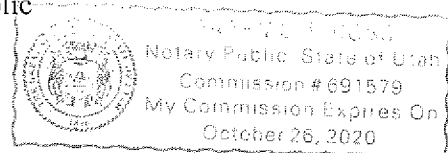


STATE OF UTAH)
) ss.
County of Davis)

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My Commission Expires: 10/26/2020

Gabrielle Ross
Notary Public



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

By: TGC Crossroads Nogden BP, LLC,
Its: Manager

By: Michael R. Christensen
Michael Christensen, Manager

By: Nogden Partners, LLC,
Its: Manager

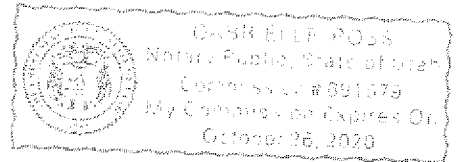
By: Christopher W. Hatch
Christopher W. Hatch, Manager

STATE OF UTAH)
) ss.
County of DAVIS)

The foregoing instrument was acknowledged before me this 13 day of MAY, 2020, by Michael R. Christensen, the Manager of TGC Crossroads Nogden BP, LLC, the Manager of Crossroads Nogden BP II, LLC, on behalf of the company.

My Commission Expires: 10/26/2020

Chariselle Rorr
Notary Public

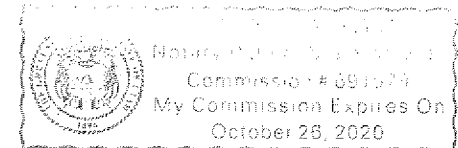


STATE OF UTAH)
) ss.
County of DAVIS)

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My Commission Expires: 10/26/2020

Chariselle Rorr
Notary Public



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

By: TGC Crossroads Nogden BP, LLC,
Its: Manager

By: Michael R. Christensen
Michael Christensen, Manager

By: Nogden Partners, LLC,
Its: Manager

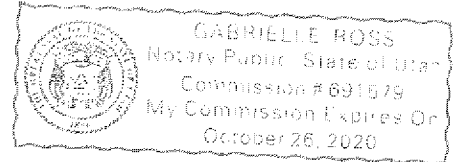
By: Christopher W. Hatch
Christopher W. Hatch, Manager

STATE OF UTAH)
) ss.
County of Davis)

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My Commission Expires: 10/26/2020

Gabrielle Ross
Notary Public

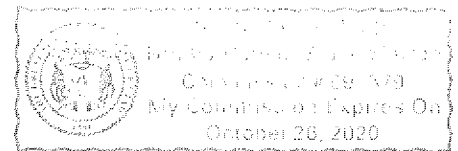


STATE OF UTAH)
) ss.
County of Davis)

The foregoing instrument was acknowledged before me this 14 day of May, 2020, by Christopher W. Hatch, the Manager of Nogden Partners, LLC, the Manager of Crossroads Nogden BP III, LLC, on behalf of the company.

My Commission Expires: 10/26/2020

Gabrielle Ross
Notary Public



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

By: TGC Crossroads Nogden BP, LLC,
Its: Manager

By: Michael R. Christensen
Michael Christensen, Manager

By: Nogden Partners, LLC,
Its: Manager

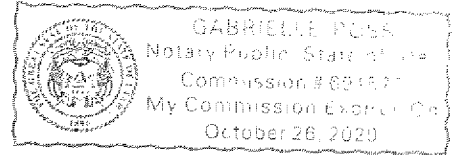
By: Christopher W. Hatch
Christopher W. Hatch, Manager

STATE OF UTAH)
) ss.
County of DAVIS)

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2020, by Michael R. Christensen, the Manager of TGC Crossroads Nogden BP, LLC, the
Manager of Crossroads Nogden BP IV, LLC, on behalf of the company.

My Commission Expires: 10/26/2020

Gabrielle Ross
Notary Public



STATE OF UTAH)
) ss.
County of DAVIS)

The foregoing instrument was acknowledged before me this 14 day of MAY,
2020, by Christopher W. Hatch, the Manager of Nogden Partners, LLC, the Manager of
Crossroads Nogden BP IV, LLC, on behalf of the company.

My Commission Expires: 10/26/2020

Gabrielle Ross
Notary Public



152743v1

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.