

WHEN RECORDED MAIL TO:
Questar Gas Company
P.O. Box 45360, Right-of-way
Salt Lake City, UT 84145-0360
MJ2019846.de;

ENT46155:2020 PG 1 of 4
Jeffery Smith
Utah County Recorder
2020 Apr 09 12:35 PM FEE 40.00 BY SW
RECORDED FOR Dominion Energy
ELECTRONICALLY RECORDED

Space above for County Recorder's use
PARCEL I.D.# 32:003:0095

RIGHT-OF-WAY AND EASEMENT GRANT
UT ROW#41101

CJM LIMITED LIABILITY LIMITED PARTNERSHIP, "Grantor", does hereby convey and warrant to QUESTAR GAS COMPANY dba Dominion Energy Utah, 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 **30** feet in width to construct, lay, maintain, operate, repair, alter, inspect, protect, make connections to, remove and replace pipelines, valves, valve boxes and install cathodic monitoring and mitigation facilities and other gas transmission and distribution facilities (hereinafter collectively called "Facilities"), through and across the following described land and premises situated in the County of Utah, State of Utah, as shown on Exhibit "A" attached hereto and by this reference made a part hereof and more particularly described as follows, to-wit:

A 30.00 foot wide easement for a gas transmission line, being a part of the Northeast Quarter of Section 1, Township 10 South, Range 1 East, Salt Lake Base and Meridian, being 15.00 feet on each side of the following described centerline:

Beginning at a point on the South line of 200 North Street as dedicated at 31.00 foot half-width, located 1260.82 feet North 89°42'20" East along the Section line and 1473.18 feet South 0°17'40" East from a Brass Cap Monument found marking the North Quarter Corner of said Section 1; and running thence South 47°49'20" West 467.18 feet to the East line of 500 East Street as dedicated at 31.00 foot half-width and the termination of this easement centerline.

Note: The sidelines of this easement should be extended or shortened to match the street right-of-way lines.

TO HAVE AND TO HOLD the same unto said Grantee, 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 construct, lay, maintain, operate, repair, alter, inspect, protect, make connections to, remove and replace the same. This right-of-way and easement shall carry with it the right to use any available access road(s) for the purpose of conducting the foregoing activities. 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.

Without limiting the generality of the foregoing, Grantor(s) does hereby covenant, warrant and agree as follows:

1. Grantor(s) shall not build or construct, nor permit to be built or constructed, over or across the right-of-way, any building, retaining walls, rock walls, footings or improvement which impairs the maintenance or operation of the Facilities.
2. Grantor(s) shall not change the contour within the right-of-way without prior written consent of Grantee.
3. Grantor(s) shall not plant, or permit to be planted, any deep rooted trees, or any vegetation with roots that may damage the Facilities, within the right-of-way, without prior written consent of Grantee.
4. Grantor(s) shall not place personal property within the right-of-way that impairs the maintenance or operation of the Facilities.
5. Grantee shall have the right to cut and remove timber, trees, brush, overhanging branches, landscaping and improvements or other obstructions of any kind and nature which may injure or interfere with Grantee's use, occupation or enjoyment of this easement and right-of-way, without liability to Grantor(s), and without any obligation of restoration or compensation.
6. Grantor(s) agrees to indemnify, hold harmless and defend Grantee, its agents and employees, from all claims, mechanics liens, demands, damages, actions, costs and charges for personal injury and property damage, and any other liabilities, including attorney's fees, arising out of or by any reason of Grantor's use of the easement or any activities conducted thereon by Grantor(s), his/her/its agents, employees, invitees or as a result of Grantor's negligence.

This right-of-way shall be binding upon and inure to the benefit of the successors and assigns of Grantor(s) and the successors and assigns of Grantee, and may be assigned in whole or in part by Grantee.

It is hereby understood that any parties securing this grant on behalf of Grantee are without authority to make any representations, covenants or agreements not herein expressed.

WITNESS the execution hereof this 31st day of March, 2020.

CJM LIMITED LIABILITY LIMITED PARTNERSHIP

By- [Signature]
Mark Ridley, Managing Partner

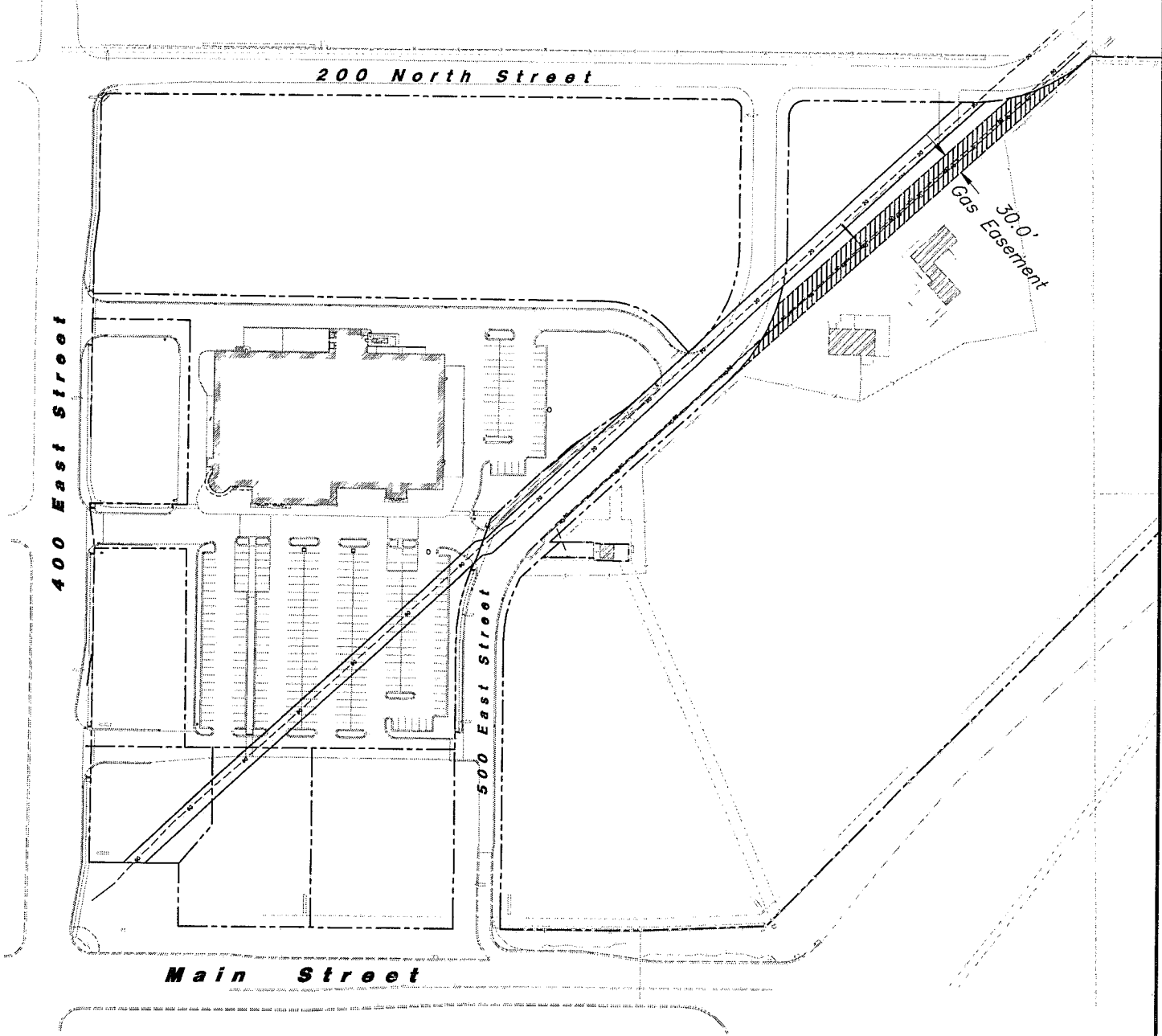
, Manager

STATE OF ~~UTAH~~ Idaho)
) ss.
COUNTY OF ~~UTAH~~ Twin Falls)

On the 31st day of March, 2020 personally appeared before me Mark Ridley who, being duly sworn, did say that he/she is a Manager of CJM LLC, and that the foregoing instrument was signed on behalf of said company by authority of its Articles of Organization or its Operating Agreement.



[Signature]
Notary Public



Scale: 1" = 200'



ANNA
 ANDERSON WAHLEN & ASSOCIATES
 2010 North Redwood Road, Salt Lake City, Utah 84116
 801 521-8529 - AWAengineering.net

30' Gas Main Easement

Ridley's Santaquin
 (NEC) 400 East Main Street
 Santaquin, UT

Sheet No.

A

Designed By: --
 Drafted By: JD
 Client Name:
 Ridley's
 13-030 Easement
 25 Feb, 2020