

When recorded mail to:

Drogheda, L.C.
Attn: Robert D. Harris
1480 East 231 North
P.O. Box 3309
Logan, Utah 84323

**ACCOMODATION RECORDING ONLY
HERITAGE TITLE MAKES NO
REPRESENTATION AS TO CONDITION
OF TITLE, NOR DOES IT ASSUME ANY
RESPONSIBILITY FOR VALIDITY,
SUFFICIENCY OR AFFECT OF DOCUMENT**



W2754063

E# 2754063 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
01-Sep-15 0305 PM FEE \$13.00 DEP LH
REC FOR: HERITAGE TITLE INS AG INC - LOGAN
ELECTRONICALLY RECORDED

(Space above for Recorder's use only.)

RIGHT-OF-WAY EASEMENT DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar (\$1.00) and other good and valuable consideration paid to The Frank S. Blair Limited Partnership, hereinafter referred to as GRANTOR, and DROGHEDA, L.C., herein referred to as GRANTEE, the receipt of which is hereby acknowledged, the GRANTOR does hereby grant, bargain, sell, transfer and convey unto the GRANTEE, its successors and or assigns, a perpetual easement and right-of-way as hereinafter described over, across, under and through the land of the GRANTOR situated in Weber County, State of Utah and more particularly described as follows (the "Easement Parcel"):

An 80.00 Foot Wide Easement and Right-of-Way being 40.00 Feet Left and 40.00 Feet Right of the following Described Centerline. The Left and Right Offsets are to be prolonged or shorted to extend or trim to the boundaries of the Grantor's Land.

A Part of the West Half of Section 12, Township 4 North, Range 2 West of the Salt Lake Base and Meridian

Beginning on the North Right-of-Way Line of 400 North Street at a Point Located South 89°08'13" East 360.40 Feet Along the South Line of said Section and North 00°51'47" East 1911.03 Feet from the Southwest Corner of said Section and Running Thence Northwesterly Along the Arc of a 200.00 Foot Radius Curve to the Left a Length of 254.85 Feet, Chord Bears North 02°51'20" West 237.94 Feet; Thence Northerly Along the Arc of a 200.00 Foot Radius Curve to the Right a Length of 139.77 Feet, Chord Bears North 19°20'21" West 136.95 Feet; Thence North 00°40'55" East 1985.087 Feet to the North Boundary Line of Frank Blair's Property and the Point of Termination.

Parcel Number: 150310018 NKA 15-031-0020 + 15-031-0007 ^{EC}
15-031-0017A ^{EC}

Use of said perpetual easement and right-of-way shall be for the installation of a roadway, wet and dry utilities, and any and all other infrastructure related to such roadway and utility facilities, which roadway and utility facilities shall provide for vehicular and pedestrian ingress and egress, the transmission of utility services, and the construction, use, operation, inspection, repair, maintenance and replacement of any and all of the foregoing.

This grant of easement and other provisions of the said right-of-way shall constitute a covenant running with and burdening the Easement Parcel for the benefit of the GRANTEE, its successors and or assigns, including any municipality or other public body to which this easement and right-of-way may be assigned for use as a public right-of-way. To the extent that a municipality or other public body requires Grantor to dedicate the Easement Parcel as a public right-of-way, GRANTOR, agrees that it

shall take such actions as are reasonably necessary to dedicate such public right-of-way without cost to the applicable municipality or other public body, including, without limitation, the execution of any required plat or deed of dedication. Upon dedication of the Easement Parcel for use as a public right-of-way, the easement and right-of-way granted hereby shall automatically terminate.

IN WITNESS THEREOF, these presents are executed this day of June, 2012.

GRANTOR:

The Frank S. Blair Limited Partnership, a Utah limited partnership

Frank S. Blair
Frank S. Blair, General Partner

STATE OF UTAH)
) ss.
COUNTY OF CACHE)

On this 8 day of June, 2012, before me personally appeared Frank S. Blair, who acknowledged himself/herself to be the General Partner of The Frank S. Blair Limited Partnership, and being authorized to do so, he/she executed the foregoing instrument for the purposes therein contained, by signing the name of the company, by himself/herself as such officer.

[NOTARY SEAL]

Micha T Nielson
Notary Public

