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Book - 10746 Pg - 4549-4552
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
ROCKY MOUNTAIN POWER
ATTN: LISA LOUDER
1407 W NORTH TEMPLE STE 110
SLC UT 84116-3171
BY: MBA, DEPUTY - WI 4 P.

REV05042015

Return to:
Rocky Mountain Power
Lisa Louder/Calvin Olson
1407 West North Temple Ste. 110
Salt Lake City, UT 84116

Project Name: GRO17 ACE YEAGER LLC 2500KVA SPEC BLDG
WO#: 6488210
RW#: _____

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, **ACE YEAGER HOLDINGS, LLC.** ("Grantor"), hereby grants Rocky Mountain Power, an unincorporated division of PacifiCorp its successors and assigns, ("Grantee"), an easement for a right of way 10' feet in width and 270' feet in length, more or less, for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of underground electric power transmission, distribution and communication lines and all necessary or desirable accessories and appurtenances thereto, including without limitation: wires, fibers, cables and other conductors and conduits therefor; and pads, transformers, switches, cabinets, and vaults on, across, or under the surface of the real property of Grantor in **SALT LAKE** County, State of **UTAH** more particularly described as follows and as more particularly described and/or shown on Exhibit(s) **EXHIBIT "A"** attached hereto and by this reference made a part hereof:

Legal Description: LOT 10, BONNEVILLE CENTER PL D. 9403-0001

Assessor Parcel No. 07354010010000

Together with the right of access to the right of way from adjacent lands of Grantor for all activities in connection with the purposes for which this easement has been granted; and together with the present and (without payment therefor) the future right to keep the right of way clear of all brush, trees, timber, structures, buildings and other hazards which might endanger Grantee's facilities or impede Grantee's activities.

At no time shall Grantor place or store any flammable materials (other than agricultural crops), or light any fires, on or within the boundaries of the right of way. Subject to the foregoing limitations, the surface of the right of way may be used for agricultural crops and other purposes not inconsistent, as determined by Grantee, with the purposes for which this easement has been granted.

The rights and obligations of the parties hereto shall be binding upon and shall benefit their respective heirs, successors and assigns.

To the fullest extent permitted by law, each of the parties hereto waives any right it may have to a trial by jury in respect of litigation directly or indirectly arising out of, under or in connection with this agreement. Each party further waives any right to consolidate any action in which a jury trial has been waived with any other action in which a jury trial cannot be or has not been waived.

Dated this 9 day of January, 2019.

Matt Yeager
Ace Yeager Holdings, LLC. GRANTOR

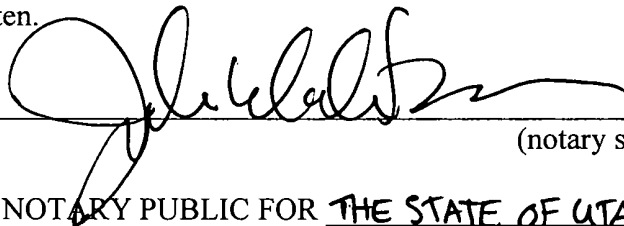
Matt Rindlisbacher
(Insert Grantor Name Here) GRANTOR

Acknowledgment by a Corporation, LLC, or Partnership:

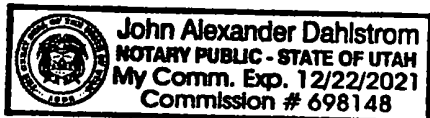
STATE OF UTAH)
) ss.
County of Salt Lake)

On this 9th day of January, 2019, before me, the undersigned Notary Public in and for said State, personally appeared Matt Rindlisbacher (name), known or identified to me to be the authorized Representative (president / vice-president / secretary / assistant secretary) of the corporation, or the (manager / member) of the limited liability company, or a partner of the partnership that executed the instrument or the person who executed the instrument on behalf of Ace Keage Holdings, LLC (entity name), and acknowledged to me that said entity executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



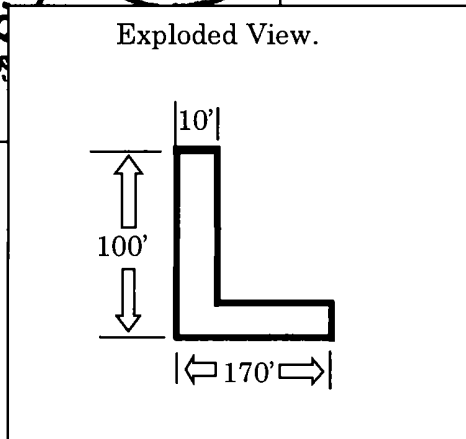
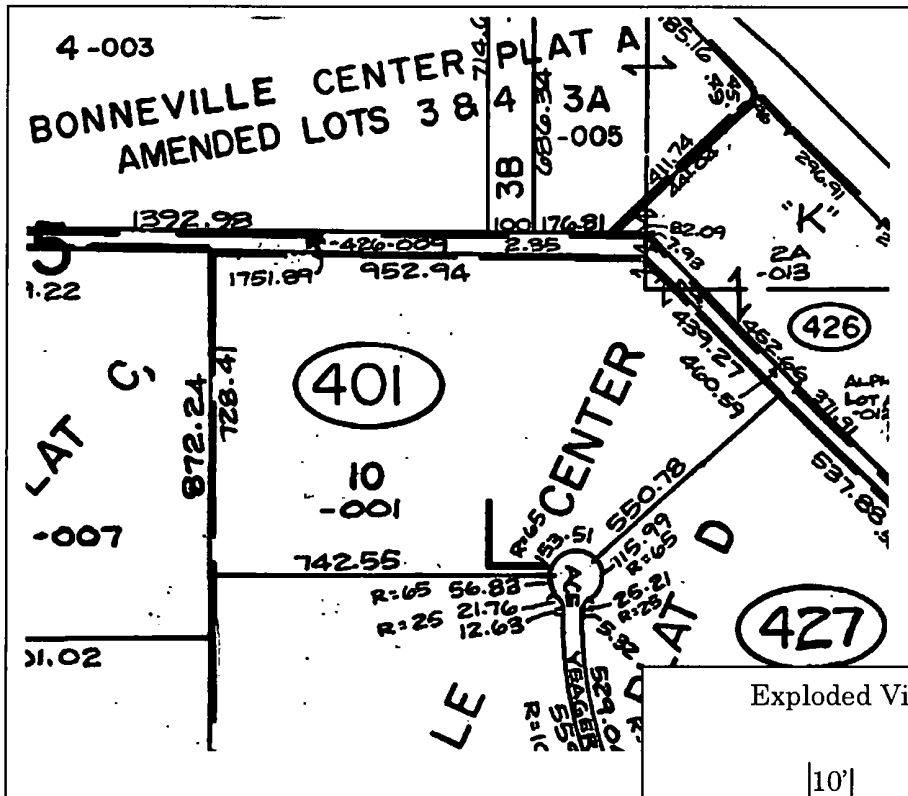
(notary signature)



NOTARY PUBLIC FOR THE STATE OF UTAH (state)
Residing at: Salt Lake City, Utah (city, state)
My Commission Expires: 12/22/2021 (d/m/y)

Property Description

Quarter: _____ Quarter: _____ Section: 35 Township 1N, Range 2W, SALT LAKE Meridian
 County: SLAT LAKE State: UTAH
 Parcel Number: 07354010010000



CC#: 11441 WO#: 6488210
 Landowner Name: Ace Yeager Holdings LLC
 Drawn by: P-75044

This drawing should be used only as a representation of the location of the easement being conveyed. The exact location of all structures, lines and appurtenances is subject to change within the boundaries of the described easement area.

EXHIBIT A



SCALE: NOT TO SCALE.