

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Region Two Permits
2010 South 2760 West
Salt Lake City UT, 84104

01063128 B: 2395 P: 1692

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Mary Ann Trussell, Summit County Utah Recorder

02/02/2017 10:45:11 AM Fee \$13.00

By First American - Sun Peak

Electronically Recorded

Tax Id No: FT-14
Summit County, Utah

FUTURE GRANT OF EASEMENT

1333 S SR-32

Premier Storage Inc, of the State of Utah, Grantor, hereby will GRANT and CONVEY to the owner and his successors and assigns of FT-14-B, as described in Exhibit A, a non exclusive perpetual easement for ingress and egress over the 25 feet access from SR-32 to East boundary of FT-14-B, of Premier Storage Inc, property when FT-14-B is ready to develop or redevelop. Premier Storage Inc, property is described as:

Parcel FT-14, in Summit County, Utah:

A portion of land located in the Northwest Quarter of Section 28, Township 2 South, Range 6 East, Salt Lake Base and Meridian and having a Basis of Bearing taken as South between the Northwest Corner and the West 1/4 Corner of said Section 28, described as follows: Beginning at a point South 665.71 feet from the Northwest Corner of Section 28, Township 2 South, Range 6 East, Salt Lake Base and Meridian, and running thence North 89°53'21" East 663.52 feet along an old existing fence line to a fence line; thence South 0°33'46" East 504.28 feet along an old existing fence line; thence West 138.97 feet; thence South 156.00 feet to an existing fence line; thence South 89°53'21" West 189.73 feet along a fence line; thence North 0°40'11" West 625.03 feet along a fence line and the projection line of said fence line; thence South 89°53'21" West 332.47 feet; thence North 35.00 feet to the point of beginning. Containing 4.78 Acres

Premier Storage Inc, or its successors or assigns will allow the construction or reconstruction of a common access to the properties. The owners of Ft-14-B will need to enter into an agreement with Premier Storage Inc, concerning the access Premier Storage

Inc, property, including construction and maintenance of the driveway. The easement to be granted is for the purpose of allowing ingress and egress to both properties from State Route 32.

Premier Storage Inc, will keep the driveway clear of any and all obstructions and shall not allow any structures, vehicles or signs to be placed so close to the driveway as to inhibit free ingress and egress from either property. The access shall be used for all purposes reasonably necessary for the full use of the properties. Owners of parcels FT-14 and FT-14-B shall share expenses 50%-50% with development of: access, utilities, asphalt paving, routine maintenance, snow removal, and any other costs associated with shared access drive. Snow storage for access shall be split equally between the 2 parcels. The shared access width is 25' and length is from SR-32 east appx 310'

The access shall be subject to all restrictions specified by the Utah Department of Transportation Highway Encroachment Permit that must be obtained for the access.

DATED this 30 of JANUARY, 2017

Premier Storage Inc.

By: [Signature]
Its: PRESIDENT

STATE OF UTAH)
) :ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 30 day of JAN, 2017 by NICHOLAS BERRY the PRESIDENT OF of Premier Storage Inc.

[Signature]
Notary Public
Residing at: SALT LAKE, UT

My Commission Expires:
4-21-20

