

When recorded, return to:  
James Ward  
529 E. South Temple  
Salt Lake City, UT 84102

### GRANT OF EASEMENT

This Grant of Easement is dated as of this 30th day of April, 2008, by and between STAN LAND CO., LLC, a Delaware limited liability company ("Grantor") and C&J WARR FAMILY PROPERTIES, L.C., a Utah limited liability company ("Grantee").

#### RECITALS:

A. Grantor is the owner of a parcel of land referred to as "Parcel E" in Tooele County, Utah, which is described on Exhibit "A" hereto.

B. Grantee is the owner of a parcel of land referred to as "Parcel B" in Tooele County, Utah, which is described on Exhibit "B" hereto.

C. Grantee desires to obtain from Grantor, and Grantor desires to provide to Grantee, a ten (10) foot wide trail easement for the passage of cattle over and across the portion of Parcel E which is described on Exhibit "C" hereto (the "Easement Parcel").

NOW, THEREFORE, for Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are acknowledged:

1. Grant of Easement. Grantor hereby grants to Grantee a ten (10) foot wide non-exclusive easement over and across the Easement Parcel for the passage of cattle to and from Parcel B.

2. Miscellaneous.

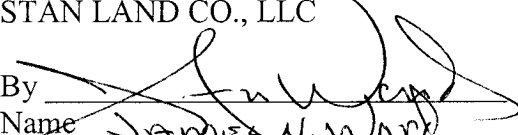
(a) Successors and Assigns. The Easement shall be appurtenant to Parcel B and shall constitute a covenant running with the land for the benefit of Parcel B, and shall burden the Easement Parcel.

(b) Governing Law. This Grant of Easement shall be governed by, and constructed in accordance with, the laws of the State of Utah.

IN WITNESS WHEREOF, Grantor has caused this Agreement to be executed as of the date first above written.

**GRANTOR:**

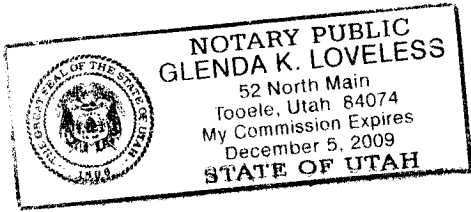
STAN LAND CO., LLC

By   
Name James W. Ward  
Its Vice Pres

STATE OF UTAH )  
 ) ss.  
COUNTY OF TOOELE )

The foregoing instrument was acknowledged before me on the 30<sup>th</sup> day of April, 2008,  
by James N. Ward, the Vice Pres. of Stan Land Co., LLC, a Delaware  
limited liability company.

Glenda K. Loveless  
Notary Public



**EXHIBIT "A"**

**Legal Description:**

**Beginning at the quarter corner (stone and tack) common to Sections 9 and 16, Township 2 South, Range 4 West, Salt Lake Base and Meridian, Tooele County Utah: Beginning at a point which is North 89°55'05" East 786.11 feet from said quarter corner and traversing thence as follows: South 63°08'03" West 1244.10 feet; thence North 00°49'06" West 469.42 feet; thence South 88°55'23" West 986.35 feet; thence North 00°50'04" East 109.12 feet; thence North 01°25'00" East 963.87 feet; thence South 86°01'48" East 868.28 feet; thence South 70°17'32" East 88.69 feet; thence South 33°37'23" East 149.32 feet; thence South 56°09'08" East 65.71 feet; thence North 88°45'16" East 76.43 feet; thence South 39°11'20" East 82.68 feet; thence South 75°21'52" East 130.26 feet; thence North 74°38'59" East 177.05 feet; thence South 82°31'34" East 136.98 feet; thence North 23°27'51" East 58.58 feet; thence North 83°16'33" East 19.77 feet; thence South 42°34'35" East 106.22 feet; thence North 58°27'59" East 146.33 feet; thence South 79°45'45" East 69.54 feet; thence South 28°27'29" East 312.12 feet; thence South 81°18'57" East 96.26 feet; thence South 41°37'01" East 308.95 feet; thence leaving the South line of said Kennecott Property South 63°08'03" West 367.65 feet to the point of beginning.**

- ✓ **Together with a 25 foot wide Easement for ingress and egress, 12.5 feet on each side of said center line description.**

**Beginning at a point that lies north 89°56'12" East a distance of 786.11 feet more or less to an existing fence line and along said fence line South 63°08'03" West a distance of 1231.46 feet from the North quarter corner of Section 16, Township 2 South, Range 4 West, Salt Lake Base and Meridian; thence South 26°51'57" East a distance of 120.81 feet; thence North 62°47'46" East a distance of 32.89 feet more or less to the center line of an existing dedicated public street (Porter Way a 60 foot wide road).**

- ✓ **Together With the following right of way for ingress and egress: Commencing at a point on the Southerly boundary of the above described property and running in a Southerly direction to a point on the North Right of Way line of Highway 40, said Right of Way to be 25.00 feet in width**

**Excepting Therefrom, any portion of the above described property lying North of the South line of Mill Creek or Ditch, as said same may be found to intersect the herein described property**

**Tax ID #: 5-34-20 / 5-27-4**

EXHIBIT "B"

**Legal Description:**

BEGINNING AT A POINT WHICH IS SOUTH 89°42'13" WEST 1059.13 FEET AND SOUTH 0°17'47" EAST 99.58 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 88°56'30" WEST 258.07 FEET; THENCE NORTH 00°51'11" EAST 109.12 FEET; THENCE ALONG THE KENOCOTT UTAH COPPER CORPORATION PROPERTY. THE FOLLOWING FIVE COURSES AND DISTANCES, (1) NORTH 01°26'07" EAST 963.87 FEET; (2) THENCE SOUTH 86°00'41" EAST 868.28 FEET; (3) THENCE SOUTH 70°16'25" EAST 88.69 FEET; (4) THENCE SOUTH 33°36'16" EAST 149.32 FEET, (5) THENCE SOUTH 56°08'01" EAST 10.31 FEET; THENCE SOUTH 39°18'34" WEST 373.82 FEET; THENCE NORTH 50°41'26" WEST 5.00 FEET; THENCE SOUTH 39°18'34" WEST 153.58 FEET; THENCE SOUTH 38°54'19" WEST 423.82 FEET; THENCE SOUTH 61°07'23" WEST 233.49 FEET TO THE POINT OF BEGINNING

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**EXHIBIT "C"**

A 10.00 Foot wide Access Easement being further described as follow:

Beginning at a point which is South 89°42'13" West 1059.13 feet and South 0°17'47" East 99.58 feet from the South quarter corner of Section 9, Township 2 South, Range 4 West, Salt Lake Base and Meridian; and running thence North 61°07'23" East 233.49 feet; thence North 38°54'19" East 423.82 feet; thence North 39°18'34" East 153.58 feet; thence South 50°41'26" East 10.00 feet; thence South 39°18'34" West 153.54 feet; thence South 38°54'19" West 425.74 feet; thence South 61°07'23" West 216.50 feet; thence South 88°56'30" West 21.43 feet to the point of beginning.