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Book - 10817 Pg - 3209-3212
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
QUESTAR GAS COMPANY
PO BOX 45360
SLC UT 84145-0360
BY: DCP, DEPUTY - WI 4 P.

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

Space above for County Recorder's use
PARCEL I.D.# 21-35-277-031

RIGHT-OF-WAY AND EASEMENT GRANT

JORDAN BLUFFS MWCP, LLC., A Utah Limited Liability Company, "Grantor", does hereby convey and warrant to QUESTAR GAS COMPANY, a corporation of the State of Utah, dba Dominion Energy 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 (referred to in this Grant as the "Easement") 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") as follows: Ten feet on each side of the centerlines shown on the attached plat, designated Exhibit "A", and by reference made a part of this Grant, which centerlines are within that certain development known as Jordan Bluffs Phase II, in the vicinity of 8095 S. Senghini Dr. Midvale, UT, which development is more particularly described as:

Land of the Grantor located in Section 35, Township 2 S, Range 1 W, Salt Lake Base and Meridian;

Lot 2, JORDAN BLUFFS SUBDIVISION, 1st AMENDMENT (Amending Lot 1 of Jordan Bluffs Subdivision. Midvale, Utah, according to the official plat thereof on file in the office of the Salt Lake County Recorder.

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 and easement 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 15th day of August, 2019.

JORDAN BLUFFS MWCP, LLC.

By- [Signature], Manager

STATE OF UTAH)
) ss.
COUNTY OF salt lake

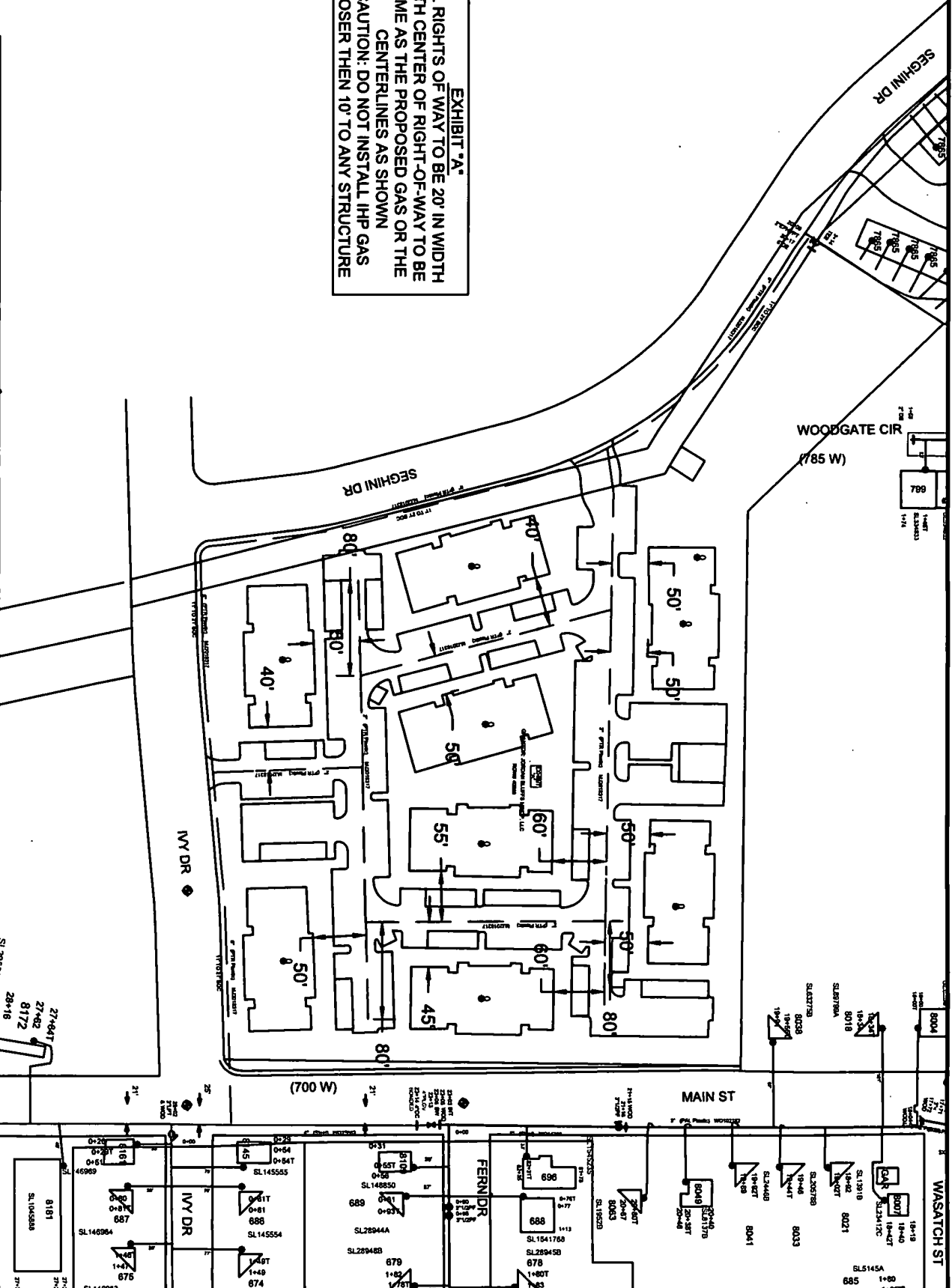
On the 15th day of August, 2017 personally appeared before me
Jeffrey Nielson who, being duly sworn, did say
that he/she is a Manager of Jordan Bluffs MWCP, LLC, and that the
foregoing instrument was signed on behalf of said company by authority of its Articles of
Organization or its Operating Agreement.



[Signature]
Notary Public



EXHIBIT 'A'
 ALL RIGHTS OF WAY TO BE 20' IN WIDTH WITH CENTER OF RIGHT-OF-WAY TO BE SAME AS THE PROPOSED GAS OR THE CENTERLINES AS SHOWN
 CAUTION: DO NOT INSTALL IHP GAS CLOSER THEN 10' TO ANY STRUCTURE



SYMBOL LEGEND

⊙	POINT OF BEGINNING	◆	SECTION CORNER
○	POINT OF INTERSECTION	●	CENTER OF SECTION

LINE LEGEND

---	POINT OF BEGINNING TIE	---	DEU R.O.W. LINE
-X-	FENCE LINE	---	DEU R.O.W. CENTER LINE
---		---	HWY R.O.W. LINE
---		---	SECTION LINE
---		---	PROPERTY LINE

DEU R.O.W. # 40988 MJ # 2018317
 GRANTOR: JORDAN BLUFFS MWCP, LLC
 DRAWN BY: J.LOVELEADY DRAWING DATE: 08/02/2019



DOMINION ENERGY UTAH
 1140 WEST 200 SOUTH
 SALT LAKE CITY, UTAH 84104

PROPOSED DOMINION ENERGY UTAH
 RIGHT-OF-WAY LOCATED IN
 SECTION 35, T.2S., R.1W., S.L.B.8.M.
 SALT LAKE COUNTY, UTAH

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