

When recorded mail to:
Luster Development, Inc.
143 West Farm Springs Lane
Midway, UT 84049

GRANT OF RIGHT-OF-WAY EASEMENT

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

HORIZON PROVIDER, LC, (GRANTOR) of Wasatch County, State of Utah,

hereby grants a perpetual, non-exclusive Right-of-Way Easement

to **LUSTER DEVELOPMENT, INC.** (GRANTEE) of Wasatch County, State of Utah, for the benefit of GRANTEE'S adjoining property.

The Easement on the GRANTOR'S land is situated in the south half of Section 35, T3S, R4E SLB&M, said Easement being more particularly described as follows:

Beginning at the Northwest property corner of the Grantor's property, being on the eastern right-of-way line for River Road, and being North 2403.83 feet and West 461.12 feet and North 00°34' 50" East 274.31 feet from the 1976 monument for the South Quarter Corner of Section 35, Township 3 South, Range 4 East, Salt Lake Base and Meridian (said 1976 monument location being South 38.61 feet and East 116.44 feet of the current 1995 section corner monument.) thence North 89°24'45" East 325.45 feet along the Grantor's north boundary line; thence North 89°48'48" East 137.26 feet along the Grantor's north boundary line; thence South 55.00 feet; thence South 89°48'48" West 137.08 feet; thence South 89°24'45" West 326.18 feet to the Grantor's west boundary line; thence North 00°34' 50" East 55.01 feet along said west boundary line to the point of beginning. Contains 0.58 acres.

The Easement described above is graphically shown in the attached Exhibit 'A.'

The real property of the GRANTOR, which is to be encumbered by the Easement herein granted, are parcels with serial numbers **OMI-0471-0-035-034** and **OMI-0535-2-035-034**, being more particularly described in the Warranty Claim Deeds recorded as Entries 411852 and 411853 in Wasatch County Official Records as follows:

Commencing at a point North 2403.82 feet and West 461.12 feet from the South quarter corner of Section 35, Township 3 South, Range 4 East, Salt Lake Base and Meridian, and running thence North 0°34'50" East 274.31 feet; thence North 89°24' 45" East 325.45 feet; thence South 1°15' 58" East 257.69 feet; thence South 86°34' 19 West 334.51 feet to the point of commencement.

This Right-of-Way Easement is hereby granted to GRANTEE and their heirs, assigns, and successors-in-interest to the benefit of GRANTEE'S adjoining property to the south, which benefit will run with the GRANTEE'S land, for ingress and egress, and also construction, maintenance, use, and repair of a private or public road and utilities (both private and public) to service the Grantee's adjoining and nearby lands.

SUT 34064

If a dispute arises under this Easement, the parties shall first submit to mediation with a mutually agreeable mediator. The parties shall be responsible for their own costs and attorney's fees incurred in mediation. The parties shall split the cost of the mediator unless agreed otherwise. If the dispute is not settled with mediation, the parties shall submit to binding arbitration with a mutually agreeable arbitrator or arbitration panel, the costs to be split equally.

This Easement Agreement shall be binding upon the parties hereto, their grantees, heirs, assigns, and successors.

HORIZON PROVIDER, LC


By: R. Scott Irvine

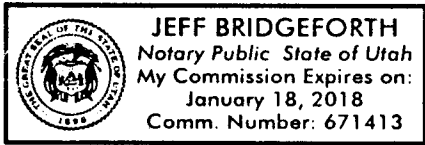
8/30/17
Date

Its: Manager

ACKNOWLEDGEMENT

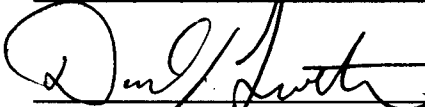
State of UTAH
County of SALT LAKE

On the 30th day of August, 2017 personally appeared before me R. SCOTT IRVINE, Manager of HORIZON PROVIDER, LC, who being duly sworn did say that he signed this document, and duly acknowledged to me that each executed the same in such capacity.




Notary Public

LUSTER DEVELOPMENT, INC.


Dan Luster

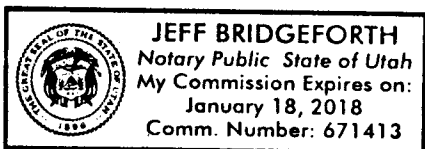
8/30/17
Date

It: President

ACKNOWLEDGEMENT

State of UTAH
County of SALT LAKE

On the 30th day of August, 2017 personally appeared before me DAN LUSTER, President of LUSTER DEVELOPMENT, INC., who being duly sworn did say that he signed this document, and duly acknowledged to me that each executed the same in such capacity.




Notary Public

EXHIBIT A

