

2540761

Recorded MAY 18 1973 at 2:01 p.m.
Request of Valley Bank and Trust
Fee Paid JEROMEAN MARTIN
Recorder, Salt Lake County, Utah
\$ 3.00 By [Signature] Deputy
Ref.

GRANT OF EASEMENT FOR RIGHT-OF-WAY

T-14953

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, J AND R INVESTMENT CO., a Partnership, and JOHN A. BILLINIS AND RITA S. BILLINIS, his wife hereby gives and grants unto VALLEY BANK AND TRUST COMPANY, a Banking Corporation of the State of Utah, its successors and assigns, an easement for a right-of-way over and across the following-described real property situated in Salt Lake County, State of Utah; to-wit:

BEGINNING at a point South 0°05' East 1120.56 feet from the Northwest corner of Section 36, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 89°25' West 166.16 feet, more or less, to the East line of 700 West Street; thence North along said East line 21.0 feet; thence South 89°25' East 390.24 feet; thence South 0°05' East 21.0 feet; thence North 89°25' West 224.08 feet to the point of BEGINNING.

for the use and benefit of and to secure access to the following described real property situated in Salt Lake County, State of Utah; to-wit:

BEGINNING at a point South 0°05' East 1249.05 feet from the Northwest corner of Section 36, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 89°45' East 256.08 feet; thence North 0°05' West 301.93 feet to the South line of Billinis Road; thence North 89°25' West 32.0 feet along said road; thence South 0°05' East 175.0 feet; thence North 89°25' West 224.08 feet; thence South 0°05' East 128.49 feet to the point of BEGINNING.

Said right-of-way to be used jointly with and for the benefit of the said above-described property and the property over which it runs and adjoining it on the North and to the West as referred to and particularly described in the certain Deed of Trust dated April 13, 1972, between the undersigned as trustors and VALLEY BANK AND TRUST COMPANY, a corporation, as trustee and beneficiary, and recorded on April 21, 1972 in Book 3064, Page 904, in the office of the County Recorder of Salt Lake County, State of Utah, and also to the mortgage dated December 3, 1964, executed by JOHN A. BILLINIS AND RITA S. BILLINIS, his wife in favor of VALLEY BANK AND TRUST COMPANY, recorded December 4, 1964 as entry No. 2045854 in book 2268, page 10; in the office of the County Recorder of Salt Lake County, State of Utah.

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Concurrently with the execution hereof, the Grantors herein have executed a certain Deed of Trust wherein VALLEY BANK AND TRUST COMPANY is the Trustee and VALLEY BANK AND TRUST COMPANY IS the Beneficiary, said Deed of Trust giving and granting a security interest in and to the real property for which this easement is given to benefit. This easement is irrevocable and may not be extinguished or terminated until such time as the indebtedness for which the security interest is granted, has been paid and discharged in full.

DATED this 17th day of May, 1973.

AS INDIVIDUALS:

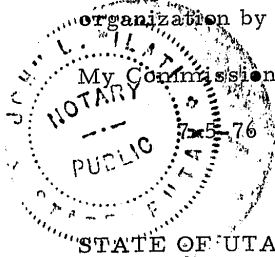
J & R INVESTMENT CO., a Partnership

John A. Billinis
John A. Billinis
Rita S. Billinis
Rita S. Billinis

John A. Billinis
John A. Billinis Partner
Rita S. Billinis
Rita S. Billinis Partner

STATE OF UTAH)
ss.
COUNTY OF SALT LAKE)

On the 17th day of May 1973, personally appeared before me the signers of the above instrument who being personally known to me or whose identity was proved to me and being duly sworn, acknowledge that they were the duly empowered officers or agents of the unincorporated organization above identified and executed the foregoing instrument on behalf of such unincorporated organization by authority of the agreement establishing it.

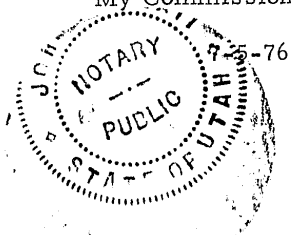


John L. Filate
Notary Public
Salt Lake City, Utah

STATE OF UTAH)
ss.
COUNTY OF SALT LAKE)

On the 17th day of May 1973, personally appeared before me JOHN A. BILLINIS AND RITA S. BILLINIS, his wife, the signers of the above instrument, who duly acknowledged to me that they executed the same.

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



John L. Filate
Notary Public
Salt Lake City, Utah

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