

RETURN TO:  
Washington City  
Attn: City Recorder  
111 North 100 East  
Washington, UT 84780

**DOC # 20060000881**

Easements Page 1 of 4  
Russell Shirts Washington County Recorder  
2/1/06 3:38 PM Fee: \$ 0.00 By WASHINGTON CITY



**RIGHT-OF-WAY EASEMENT  
DEAN T. TERRY INVESTMENTS LLC, 3/14 INTEREST**

Line No. \_\_\_\_\_  
R/W. No. \_\_\_\_\_  
Washington County, Utah

**KNOW ALL MEN BY THESE PRESENTS:**

That the undersigned, Dean T. Terry Investments LLC  
("Grantor"), for Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants, conveys, bargains, sells, and warrants unto **Washington City** ("Grantee"), a municipal corporation whose address is 111 North 100 East Washington, Utah 84780, its successors and assigns, a perpetual right-of-way easement on, over, under, above and across a strip of land fifty-seven (57) feet in width, located in Washington County, Utah, described as follows:

**Parcel # W-209-B-3**

***See Exhibit "A" attached which is incorporated herein***

to construct, enlarge, reconstruct, re-phase, repair, operate, maintain, place, relocate and/or replace (i) electric transmission and distribution lines and facilities, (ii) communication lines and facilities, and (iii) other utility lines and facilities of any nature, together with such other items as may be necessary or convenient for such uses.

Grantee may cut, trim and control the growth by chemical means, machinery or otherwise all trees, shrubbery, undergrowth and roots and other plants in the easement and clear the easement of all structures, obstructions or other objects that may interfere with or threaten to endanger the lines or facilities placed in the easement.

Grantee shall have a reasonable right of access to the easement from adjacent lands of Grantor for all activities in connection with the purposes for which this easement has been granted.

Grantor agrees that all lines and facilities installed in the easement by Grantee shall remain the property of the Grantee, removable at Grantee's option.

Grantor warrants that Grantor is the owner of the real property described herein and that the real property is free and clear of all encumbrances and liens of whatsoever character.

Grantor shall have the right to fully use the surface of the easement, except for the purpose of erecting buildings and/or structures within, or starting or maintaining fires within the said easement, so long as such use does not interfere with, or threaten to endanger the rights herein granted to, Grantee.

Grantee may release this grant of easement at any time by filing a release of the same with the Washington County Recorder. It is understood that the person securing this grant is without authority from Grantee to make any agreement in respect of the subject matter hereof not herein expressed, all prior or contemporaneous agreements, if any, whether verbal or written, being included herein.

Grantor agrees that, whenever necessary, words used in this instrument in the singular shall be construed to read in the plural.

IN WITNESS WHEREOF, Grantor has executed this instrument this 26 day of January 2006

Name: Dean T. Terry

Name: \_\_\_\_\_

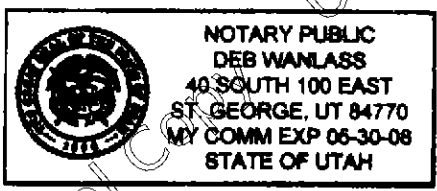
Dean T. Terry Inv. LLC  
(Name of entity)

By: Dean T. Terry  
Its: Manager

STATE OF Utah )  
 ) SS  
COUNTY OF Washington

The foregoing instrument was acknowledged before me this 26 day of January, 2006, by Dean T. Terry

Deb. Wanlass  
NOTARY PUBLIC  
Address: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



10 PM

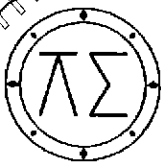
**LEGAL DESCRIPTION OF A POWER LINE EASEMENT ACROSS NUTRATECH INC, ET. AL. PROPERTY IN SECTION 12, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, WASHINGTON CITY, WASHINGTON COUNTY, UTAH.**

A strip of land to be used as an Overhead Power Line Easement across Grantor's property within Section 12 of Township 42 South, Range 15 West, SLB&M, said easement being 56 feet wide, 30 feet on the left (South) side and 26 feet on the right (North) side of the following described centerline:

Beginning at a point which is located N 88°38'50" W along the Section Line 1282.31 feet and N 00°05'48" W 363.96 feet from the South Quarter Corner of said Section 12; running thence N 88°47'18" W 1365.20 feet to the West line of Section 12.

The side lines of the above described easment are to be extended or shortened as necessary to intersect at angle points and/or Grantor's property boundary lines.

The total area within the above described easement is 1.76 Acres (76,449 sf).



**TORGENSEN ENGINEERING**

379 WEST PAHVANT DRIVE  
RICHFIELD, UTAH 84701  
435-896-8106

960 EAST 900 NORTH  
MAPLETON, UTAH 84664  
801-489-9489

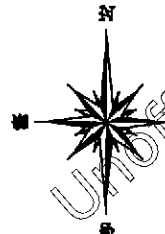
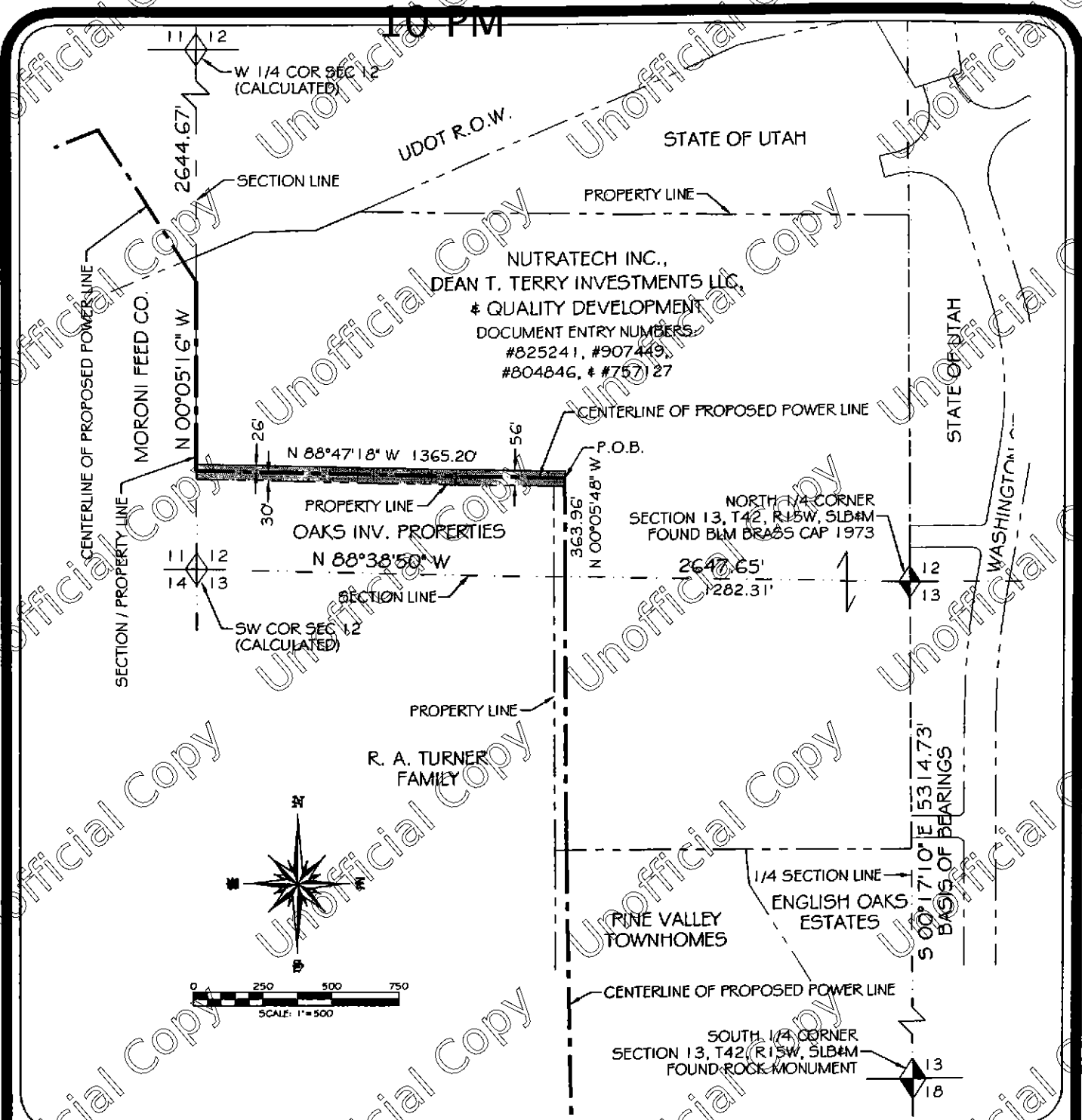
DWG BY: BET  
DATE: 12-8-05

EXHIBIT B, PAGE 1 OF 2

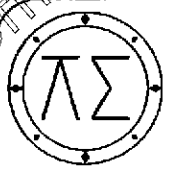
**OVERHEAD POWER LINE EASEMENT**

IN SECTION 12, T 42 S, R 15 W, SLB&M, WASHINGTON CITY, WASHINGTON COUNTY, UTAH

10 PM



0 250 500 750  
SCALE: 1" = 500'



# TORGersen ENGINEERING

379 WEST PAHVANT DRIVE  
RICHFIELD, UTAH 84701  
435-896-8106

960 EAST 900 NORTH  
MAPLETON, UTAH 84664  
801-489-9489

DWG BY: BET  
DATE: 12-8-05

EXHIBIT B, PAGE 2 OF 2

## OVERHEAD POWER LINE EASEMENT

IN SECTION 12, T 42 S, R 15 W, 5LB4M, WASHINGTON CITY, WASHINGTON COUNTY, UTAH