

Upon Recording return to:

**WASHINGTON CITY**  
**111 NORTH 100 EAST**

**WASHINGTON, UT 84780**

**DOC # 20060029323**

Easements Page 1 of 5  
Russell Shirts Washington County Recorder  
7/5/06 2:32 PM Fee \$ 0.00 By WASHINGTON CITY



**INGRESS, EGRESS, ROAD AND PUBLIC UTILITY EASEMENT**

KNOW ALL MEN BY THESE PRESENTS:

In consideration of One Dollar (\$1.00) and other good and valuable consideration paid to R.A. Turner Family, Dean T. Terry Investments LLC, and Quality Development LLC, hereinafter referred to as "Grantors," by Washington City, A Utah municipal corporation, hereinafter referred to as "Grantee". Grantor does hereby grant, transfer and convey unto the Grantee a perpetual easement to construct, use, operate, inspect, repair, maintain, or replace road facilities and public utilities on and along any portion of the property described herein which may be owned by Grantor in Washington County, State of Utah.

The perpetual easement shall be as described in Exhibit "A", attached hereto and incorporated herein by this reference.

Grantee here agrees to maintain the easement in good repair so that Grantor can continue to make such use of the surface of said easement as does not interfere with its purposes as described herein, and in such a manner that no damage results to the adjacent land of Grantor. Grantor shall provide reasonable ingress and egress to and from said easement.

The benefits of this easement shall inure to the benefit of Grantee, or any municipal successor thereof, but shall not inure to or be for the benefit of any private assignee of Grantee.

The undersigned covenant that they are the owners of the above described property.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 23 day of

June, 2006

Grantors:

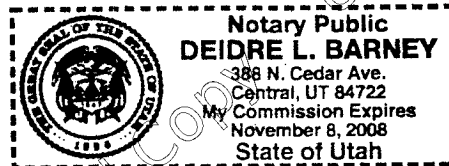
R.A. Turner

R. A. Turner  
R. A. Turner Family

STATE OF UTAH

COUNTY OF Washington)

) ss.



On the 23 day of June, 2006, personally appeared before me R.A. Turner and that he/she executed the foregoing easement and he/she did duly acknowledge to me that he/she executed the same for the uses and purposes stated therein.

Deidre L. Barney

Notary Public  
Residing In:

My Commission Expires:

11-8-08

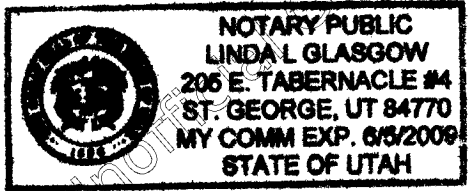
Dean T. Terry  
Dean T. Terry  
Managing Member  
Dean T. Terry Investments, LLC

STATE OF UTAH )  
COUNTY OF Washington ) ss.

On the 21 day of June, 2006, personally appeared before me Dean Terry and that he/she executed the foregoing easement and he/she did duly acknowledge to me that he/she executed the same for the uses and purposes stated therein.

Linda L. Glasgow  
Notary Public  
Residing In: Wash. Co.

My Commission Expires: 6-5-09



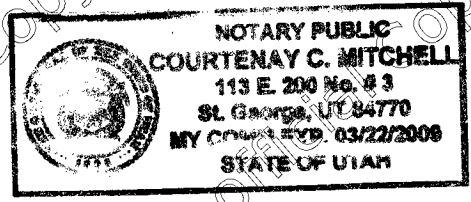
Ed Burgess  
Ed Burgess  
Managing Member  
Quality Development, LLC

STATE OF UTAH )  
COUNTY OF ) ss.

On the 23rd day of June, 2006, personally appeared before me Ed Burgess and that he/she executed the foregoing easement and he/she did duly acknowledge to me that he/she executed the same for the uses and purposes stated therein.

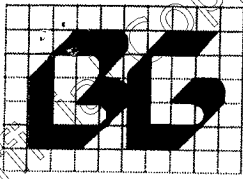
Courtenay C. Mitchell  
Notary Public  
Residing In: 113 E 200 N St. George, UT

My Commission Expires: 3-22-09



**Exhibit "A"**

Beginning at a point being located S 87°27'40" E along the Section line, 1323.55 feet from the Southwest corner of Section 12, Township 42 South, Range 15 West, Salt Lake Base and Meridian; thence N 01°05'51" E, 333.78 feet; thence S 87°36'22" E, 40.01 feet; thence S 01°05'51" W, 333.88 feet to a point on the South line of said Section 12; thence S 01°01'58" W, 1009.08 feet to a point on the North line of 1100 East Street, Records of Washington County, Utah; thence N 88°28'45" W along said North line and the projection thereof, 80.00 feet; thence N 01°01'58" W, 1010.53 to a point on the South line of said Section 12; thence S 87°27'40" E along said South line, 40.01 feet to the point of beginning.



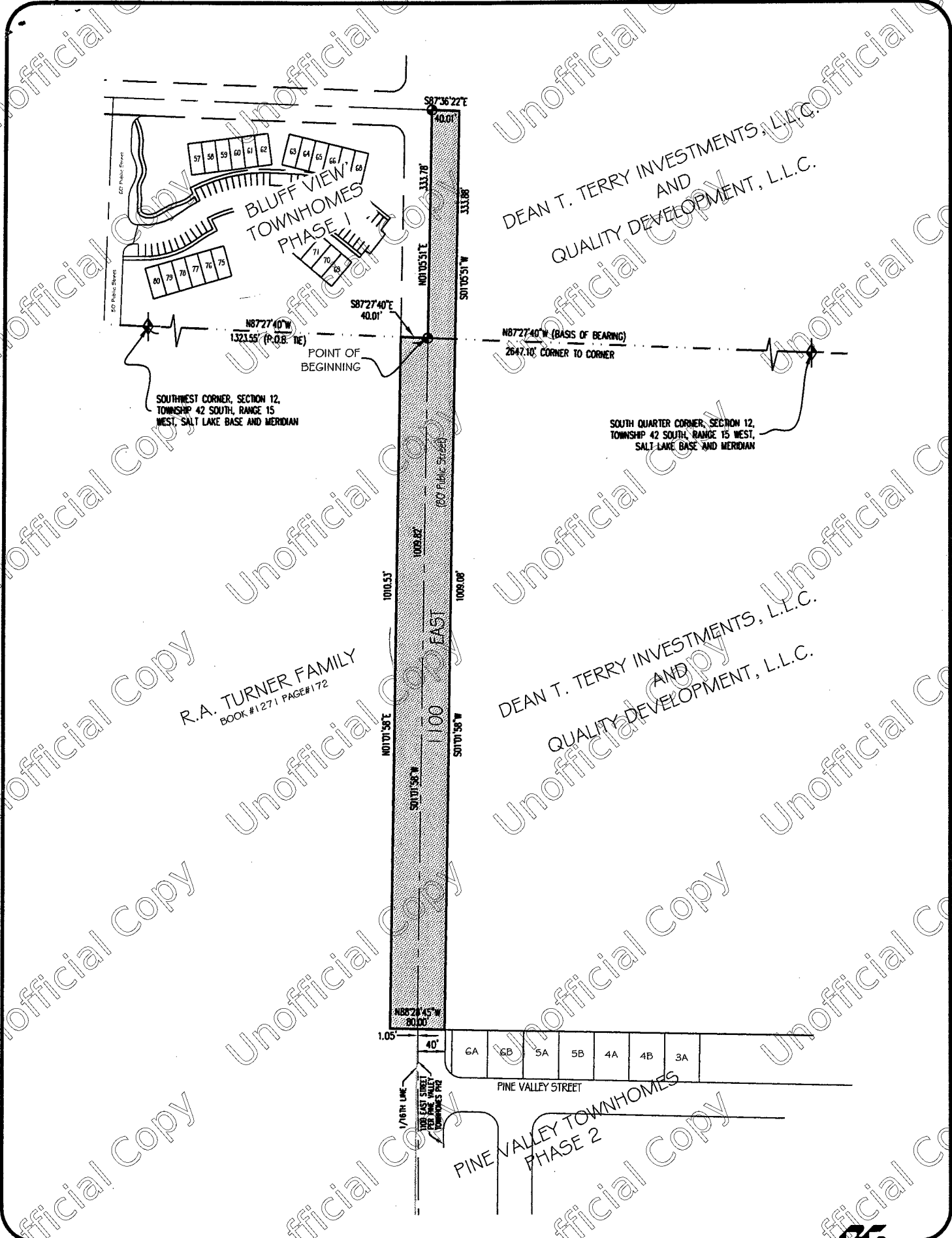
June 21, 2006

Sections 12 &amp; 13, T. 42 S. R. 15 W., S.L.B.&amp;M.

DESCRIPTION OF THE PROPOSED DEDICATION  
OF  
1100 EAST STREET

Beginning at a point being located S 87°27'40" E along the Section line, 1323.55 feet from the Southwest corner of Section 12, Township 42 South, Range 15 West, Salt Lake Base and Meridian; thence N 01°05'51" E, 333.78 feet; thence S 87°36'22" E, 40.01 feet; thence S 01°05'51" W, 333.88 feet to a point on the South line of said Section 12; thence S 01°01'58" W, 1009.08 feet to a point on the North line of 1100 East Street, Records of Washington County, Utah; thence N 88°28'45" W along said North line and the projection thereof, 80.00 feet; thence N 01°01'58" W, 1010.53 to a point on the South line of said Section 12; thence S 87°27'40" E along said South line, 40.01 feet to the point of beginning.

Parcel ID# W-214, W-210-A, W-210-B, W-210-C & W-210-D  
W-209-B-1, W-209-B-2, W-209-B-3 & W-209-B-4  
Bns, JN8206



DEAN T. TERRY INVESTMENTS, L.L.C.  
AND  
QUALITY DEVELOPMENT, L.L.C.

DEAN T. TERRY INVESTMENTS, L.L.C.  
AND  
QUALITY DEVELOPMENT, L.L.C.

R.A. TURNER FAMILY  
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6A	6B	5A	5B	4A	4B	3A
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