

WHEN RECORDED RETURN TO:
Sandy City Recorder
10000 Centennial Parkway
Sandy, Utah 84070

Lot 4, Tai-Pan Subdivision
Parcel ID#27-01-301-029-0000
Address: 555 West 9000 South Street

Lot 5, Tai-Pan Subdivision
Parcel ID#27-01-301-028-0000
Address: 621 West 9000 South Street

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07/17/2018 02:15 PM \$0.00
Book - 10694 Pg - 1679-1680
ADAM GARDINER
RECORDER, SALT LAKE COUNTY, UTAH
SANDY CITY
10000 CENTENNIAL PARKWAY
SANDY UT 84070
BY: TBP, DEPUTY - WI 2 P.

Grant of Easement for Vehicular and Pedestrian Access

Stay Capital, LLC, a limited liability company of the State of Utah, Grantor, hereby grants, conveys, and warrants to the general public, as specified in the paragraph below, a perpetual, nonexclusive easement for vehicular and pedestrian ingress and egress on, over and across those areas designed as vehicular roadways and drive aisles and pedestrian walkways within the Grantor's development, which development is located on the following described parcel(s) of land in Salt Lake County, State of Utah, to-wit:

Lot 4 and Lot 5, Tai-Pan Subdivision, as shown in the records of the Salt Lake County
Recorder's Office

The use and enjoyment of such easement shall be limited to ingress and egress for the owners of this and the adjacent properties, the tenants of the facilities on this and any adjacent properties, along with their employees and customers, as well as government officials, emergency response personnel, those making deliveries or pick-ups, and, as a temporary pass-through area for safety and convenience, the general public. It is not intended for the use of squatters, demonstrators, or other persons for non-commercial, non-emergency uses.

Once constructed, vehicular roadways and drive aisles and pedestrian walkways may be reconfigured from time to time at the sole discretion of the owner of the property on which such vehicular roadways and drive aisles and pedestrian walkways are located, so long as such reconfiguration does not eliminate or substantially impair the easement created pursuant to this Grant of Easement.

Other than deterioration resulting from normal use, pedestrians and drivers of vehicles shall be held liable for any damage they may cause to the property or to facilities on the property, to the property of others who are using the easement, or to their own property, and pedestrians and drivers of vehicles shall be held liable for any injury to themselves or other persons that they may cause, while using this easement, according to established law. The Grantor shall not be held liable for said damage or injury unless said damage or injury arises out of the negligence or willful acts of the Grantor.

The Grantor agrees to maintain the vehicular roadways and drive aisles and pedestrian walkways in adequate condition to allow the reasonable access granted herein.

This easement shall be binding on the Grantor and his/her/its respective successors and assigns.

IN WITNESS WHEREOF, said Grantor has caused this instrument to be executed by its proper officers, thereunto duly authorized, this 12 day of March, A.D. 20 18.

STATE OF UTAH)
 : SS
County of Salt Lake)

By: [Signature]
(Signature of Individual Authorized to Sign This Document)

LIMITED LIABILITY COMPANY
(Complete if Signer represents an L.L.C.)

STATE OF UTAH)
 :SS
County of Salt Lake)

On this 12 day of March, A.D. 20 18, personally appeared before me

Tom Stuart, who, being by me duly sworn, did say that he/she is

the Manager of Stay Capital, LLC, a limited liability company, that the foregoing instrument was signed in behalf of said limited liability company, and that said limited liability company executed the same.

My Commission Expires:

4/3/21

[Signature]
NOTARY PUBLIC
Residing in Salt Lake Co., Utah

