

RIGHT OF WAY AGREEMENT

KAREN LUNDQUIST hereby grants to STEVEN G. IVIE, his successors and or assigns by the right of title to the 240 acres (Ivie Property) due north of the below described property (Lundquist Property), a right-of-way easement over the existing road on the Lundquist Property which connects the access road on the property to the east of the Lundquist Property most directly and expediently with the property owned by Steve Ivie to the north of Lundquist Property.

This easement is for access to the Ivie Property by vehicles or animals, for which a precedent has been set, i.e. recreational, agricultural, livestock, excluding heavy construction trucks and equipment but allowing the following residential use for repair, maintenance alignment to make the right of way useable with at least 30 days written notice prior to commencement of said work. The most direct route must be utilized with no loitering, stopping, parking, grazing animals, littering, or dumping.

Pictures of the roadway and adjoining areas have been taken to indicate the current condition, and Steve Ivie agrees to share in the reconstruction or remediation costs to the extent the damages were caused by his usage.

COMMENCING at a point having State Plane Rectangular Coordinates of X:2068791.08 and Y:790468.97 (Based on the Lambert Conformal Projection, Utah Central Zone), said point also being South 89°27' West along the Section line 2301.53 feet and South 0°26'41" West 2187.4 feet from the Northeast corner of Section 3, Township South, Range 6 East, Salt Lake Base and Meridian, and running thence South 0°26'41" West 2482.89 feet to the centerline of a road; thence along said centerline the following courses: South 85°33' West 55.24 feet; North 55°56' West 162 feet; North 83°49' West 463 feet; South 88°23' West 195 feet; thence South 83°20' West 124 feet; South 66°32' West 132 feet; North 75°33' West 115 feet; South 86°59' West 80 feet; South 65°38' West 84 feet; South 70°27' West 77.33 feet; thence North 0°26'41" East along a fence line 1963.35 feet; thence South 88°38'36" West along a fence line 163.65 feet; thence North 0°26'41" East 480.3 feet; thence North 89°27' East 1793.36 feet to the point of beginning.

RIGHT OF WAY TO BE 30 feet wide.  
Right of way is limited to the successors in interest of Title to the 240 acre parcel now owned by Steve Ivie. Tax ID Numbers 0WC-2167 & 0WC-2173.

Dated Dec. 14, 1995

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*Karen D. Lundquist*  
Karen Lundquist  
00185096 Bk00316 Pg00779-00779

WASATCH CO RECORDER-ELIZABETH M PARCELL  
1996 FEB 29 13:15 PM FEE \$11.00 BY SB  
REQUEST: FIRST AMERICAN TITLE COMPANY

STATE OF UTAH }  
COUNTY OF \_\_\_\_\_ }

On the 14<sup>th</sup> day of Dec., 1995, before me, the undersigned, a notary Public in and for said State, personally appeared Karen Lundquist personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me the he/she/they executed the same.

WITNESS my hand and official seal.  
*Teresa M. Wasick*  
Notary Public

