

AFTER RECORDING, PLEASE RETURN TO:

Summit Gateway, L.L.C.
PO Box ~~52370~~ 520370
Salt Lake City, Utah 84152-0370

ENTRY NO. 00865874

02/27/2009 11:51:08 AM B: 1969 P: 0871
Easements PAGE 1/4
ALAN SPRIGGS SUMMIT COUNTY RECORDER
FEE 19.00 BY SUMMIT GATEWAY LLC



GRANT OF EASEMENT

THIS GRANT OF EASEMENT ("Grant") is made and entered into this 27th day of February, 2009, by SUMMIT GATEWAY LC. (Owner of lot parcel CD 2123 in Summit County, Utah), and STEWART RANCHES LLC. (Owner of lot parcel CD 2128 in Summit County, Utah), and LONE ROCK RANCHES LLC (Owner of parcel CD 2122 in Summit County, Utah), collectively, referred to herein as "Grantor" in favor of SUMMIT GATEWAY LC. (Owner of lot parcel CD 2123 in Summit County, Utah), and STEWART RANCHES LLC. (Owner of lot parcel CD 2128 in Summit County, Utah), and LONE ROCK RANCHES LLC (Owner of parcel CD 2122 in Summit County, Utah), collectively referred to herein as "Grantee").

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby conveys, assigns, transfers and grants to Grantee a perpetual, non-exclusive easement (the "Easement") on, over, across and through that certain parcel of real property owned by Grantor which is described on Exhibit "A" attached hereto and incorporated herein by this reference (the "Easement Area"). Grantee, its members and the guests and invitees of Grantee's members shall be entitled to use the Easement Area for the installation, maintenance, repair, replacement and use of a private driveway access to parcels CD 2122, CD 2123 and CD 2128 and utilities within driveway easement. Grantee shall be responsible for all the costs to construct, install, maintain, repair and replace any of the improvements constructed within the Easement Area for the use and benefit by Grantee, its members and their invitees and guests.

As a condition to the granting and the existence of this Easement, Grantee shall be obligated to defend, indemnify and hold harmless Grantor from all costs, expenses and liabilities arising from the use of the Easement Area by Grantee, Grantee's members, and the guests and invitees of Grantee's members.

IN WITNESS WHEREOF, Grantor has executed this Grant as of the date first above written.

SUMMIT GATEWAY LC (Owner of lot parcel CD ~~2123~~ 2123 in Summit County, Utah)

By: [Signature]
Title: [Signature]

LONE ROCK RANCHES L.L.C. (Owner of parcel CD 2122 in Summit County, Utah)

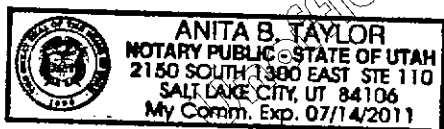
By: [Signature]
Title: Manager

STEWART RANCHES (Owner of parcel CD 2128 in Summit County, Utah)

By: [Signature]
Title: MANAGER

STATE OF UTAH)
:SS.
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 26 day of Feb, 2009 by Stewart in his/her capacity the Owner of lot parcel CD 2128 in Summit County, Utah.



Anita B Taylor
NOTARY PUBLIC
Residing at: Salt Lake, UT

STATE OF UTAH)
:SS.
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 27th day of Feb, 2009 by Rex L. Campbell in his/her capacity the Owner of parcel CD 2122 in Summit County, Utah.

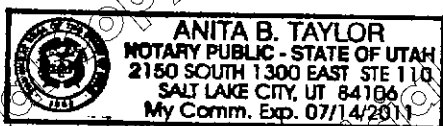


[Signature]
NOTARY PUBLIC
Residing at: Salt Lake, Utah

RECORDERS NOTE
DUE TO THE COLOR OF THE INK OF THE NOTARY SEAL AFFIXED TO THIS DOCUMENT, THE SEAL MAY BE UNSATISFACTORY FOR COPYING.

STATE OF UTAH)
:SS.
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 20 day of January, 2009 by [Signature] in his/her capacity the Owner of parcel CD 2123 in Summit County, Utah.



Anita B Taylor
NOTARY PUBLIC
Residing at: Salt Lake, UT

EXHIBIT "A"
TO
PERMANENT GRANT OF EASEMENT

Legal Descriptions of Easement Areas

That certain real property located in Wasatch County, State of Utah, more particularly described as follows:

PARCEL CD 2122, CD 2123, AND CD 2128 ACCESS ROAD EASEMENT

Beginning at a point that is S 00°22'17" E 664.13 feet along the section line and West 1457.93 feet from the East 1/4 Corner of Section 34, Township 2 South, Range 6 East, Salt Lake Base and Meridian, and running thence S 67°51'02" E 12.68 feet, thence S 22°08'58" W 1.88 feet to a point on a 170.00' radius curve to the right, thence along arc of said curve 92.32 feet through a delta of 31°06'55" (chord bears S 37°42'26" W 91.19 feet) to a point on a 130.00' radius curve to the left, thence along arc of said curve 105.25 feet through a delta of 46°23'11" (chord bears S 30°04'18" W 102.40 feet) to a point on 170.00' radius curve to the right, thence along arc of said curve 261.28 feet through a delta of 88°03'31" (chord bears S 50°54'28" W 236.31 feet) to a point on a 480.00' radius curve to the left, thence along arc of said curve 325.35 feet through a delta of 38°50'10" (chord bears S 75°31'08" W 319.16 feet) to a point on a 15.00' radius curve to the left, thence along arc of said curve 15.90 feet through a delta of 60°44'10" (chord bears S 25°43'58" W 15.17 feet) to a point on a 50.00' radius curve to the right, thence along arc of said curve 179.13 feet through a delta of 205°15'50" (chord bears N 82°00'12" W 97.58 feet) to a point on a 15.00' radius curve left, thence along arc of said curve 15.03 feet through a delta of 57°25'16" (chord bears N 08°04'55" W 14.41 feet), thence N 36°47'33" W 96.45 feet to a point on a 320.00' radius curve to the right, thence along arc of said curve 147.98 feet through a delta of 26°29'46" (chord bears N 23°32'40" W 146.67 feet), thence N 10°17'47" W 99.64 feet to a point on a 280.00' radius curve to the left, thence along arc of said curve 84.27 feet through a delta of 17°14'39" (chord bears N 21°31'53" W 83.95 feet) to a point on a 15.00' radius curve to the left, thence along arc of said curve 16.22 feet through a delta of 61°56'50" (chord bears N 61°07'38" W 15.44 feet) to a point on a 50.00' radius curve to the right, thence along arc of said curve 257.13 feet through a delta of 294°39'12" (chord bears N 55°13'33" E 53.98 feet) to a point on a 15.00' radius curve to the left, thence along arc of said curve 14.05 feet through a delta of 53°40'23" (chord bears S 04°17'02" E 13.54 feet) to a point on a 320.00' radius curve to the right, thence along arc of said curve 102.65 feet through a delta of 18°22'48" (chord bears S 21°55'50" E 102.21 feet), thence S 10°17'47" E 100.53 feet to a point on a 280.00' radius curve to the left, thence along arc of said curve 129.48 feet through a delta of 26°29'46" (chord bears S 23°32'40" E 128.33 feet), thence S 36°47'33" E 96.45 feet to a point on a 15.00' radius curve to the left, thence along arc of said curve 15.03 feet through a delta of 57°25'15" (chord bears S 65°30'11" E

14.41 feet) to a point on a 50.00' radius curve to the right, thence along arc of said curve 21.21 feet through a delta of 24°18'36" (chord bears S 82°03'30" E 21.06 feet) to a point on a 15.00' radius curve to the left, thence along arc of said curve 14.25 feet through a delta of 54°26'14" (chord bears N 82°52'41" E 13.72 feet) to a point on a 520.00' radius curve to the right, thence along arc of said curve 356.47 feet through a delta of 39°16'40" (chord bears N 75°17'54" E 349.53 feet) to a point on a 130.00' radius curve to the left, thence along arc of said curve 199.80 feet through a delta of 88°03'31" (chord bears N 50°54'28" E 180.71 feet) to a point on a 170.00' radius curve to the right, thence along arc of said curve 137.63 feet through a delta of 46°23'11" (chord bears N 30°04'18" E 133.90 feet) to a point on a 130.00' radius curve to the Curve left thence along arc of said curve 70.60 feet through a delta of 31°06'55" (chord bears N 37°42'26" E 69.73 feet), thence N 22°08'58" E 1.88 feet, thence S 67°51'02" E 27.32 feet to the point of beginning.