

REV05042015

Return to:  
Rocky Mountain Power  
Greg Peterson/Santaquin  
355 W. 200 N.  
Santaquin, Utah

**ENTRY NO. 00297554**

11/23/2020 01:38:29 PM B: 0603 P: 0811

Easements PAGE 1 / 4

CRAIG J. SPERRY, JUAB COUNTY RECORDER  
FEE \$ 40.00 BY ROCKY MOUNTAIN POWER



Project Name: C R Door & Moulding, LLC  
WO#: 6570849  
RW#: 6570849

**UNDERGROUND RIGHT OF WAY EASEMENT**

For value received, **C.R. Doors & Moulding, LLC** ("Grantor"), hereby grants Rocky Mountain Power, an unincorporated division of PacifiCorp its successors and assigns, ("Grantee"), an easement for a right of way 10 feet in width and 300 feet in length, more or less, for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of underground electric power transmission, distribution and communication lines and all necessary or desirable accessories and appurtenances thereto, including without limitation: wires, fibers, cables and other conductors and conduits therefor; and pads, transformers, switches, cabinets, and vaults on, across, or under the surface of the real property of Grantor in **Juab** County, State of **Utah** more particularly described as follows and as more particularly described and/or shown on Exhibit(s) "A" attached hereto and by this reference made a part hereof:

Legal Description: An easement beginning at the east property line heading in an western direction approximately 300' of said property; Beginning at a point which is North 00°23'24" West 345.40 feet along the mid-section line from the South quarter corner of Section 17, Township 12 South, Range 1 East Salt Lake Base and Meridian, Thence North 89°50'51" East 601.87 feet along a fence line projection and fence line to a fence corner which is the West right-of-way fence line of old Highway 91, thence North 07°25'14" West 1000.42 feet along said West right-of-way fence line of said old Highway 90 to a sixteenth line, thence South 89°25'41" West 479.42 feet along said sixteenth line to a mid-section line, Thence South 00°23'24" East 988.88 feet along said mid-section and to the point of beginning.

Assessor Parcel No. XB00-1866-121311

Together with the right of access to the right of way from adjacent lands of Grantor for all activities in connection with the purposes for which this easement has been granted; and together with the present and (without payment therefor) the future right to keep the right of way clear of all brush, trees, timber, structures, buildings and other hazards which might endanger Grantee's facilities or impede Grantee's activities.

At no time shall Grantor place or store any flammable materials (other than agricultural crops), or light any fires, on or within the boundaries of the right of way. Subject to the foregoing limitations, the surface of the right of way may be used for agricultural crops and other purposes not inconsistent, as determined by Grantee, with the purposes for which this easement has been granted.

The rights and obligations of the parties hereto shall be binding upon and shall benefit their respective heirs, successors and assigns.

To the fullest extent permitted by law, each of the parties hereto waives any right it may have to a trial by jury in respect of litigation directly or indirectly arising out of, under or in connection with this agreement. Each party further waives any right to consolidate any action in which a jury trial has been waived with any other action in which a jury trial cannot be or has not been waived.

Dated this 23 day of November, 2020

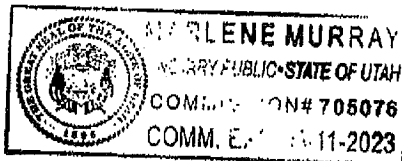
[Handwritten Signature]

GRANTOR

\_\_\_\_\_

GRANTOR

[Handwritten Signature: Marlene Murray]  
(notary signature)



NOTARY PUBLIC FOR Ut (state)

Residing at: Spanish Fork Ut (city, state)

My Commission Expires: 03-11-2023 (d/m/y)

**Acknowledgment by a Corporation, LLC, or Partnership:**

STATE OF Utah )  
 ) ss.  
County of Utah )

On this 23 day of November, 2020, before me, the undersigned Notary Public in and for said State, personally appeared Clint Robertson (name), known or identified to me to be the President (president / vice-president / secretary / assistant secretary) of the corporation, or the (manager / member) of the limited liability company, or a partner of the partnership that executed the instrument or the person who executed the instrument on behalf of CD Doors + Moulding (entity name), and acknowledged to me that said entity executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Marlene Murray

(notary signature)

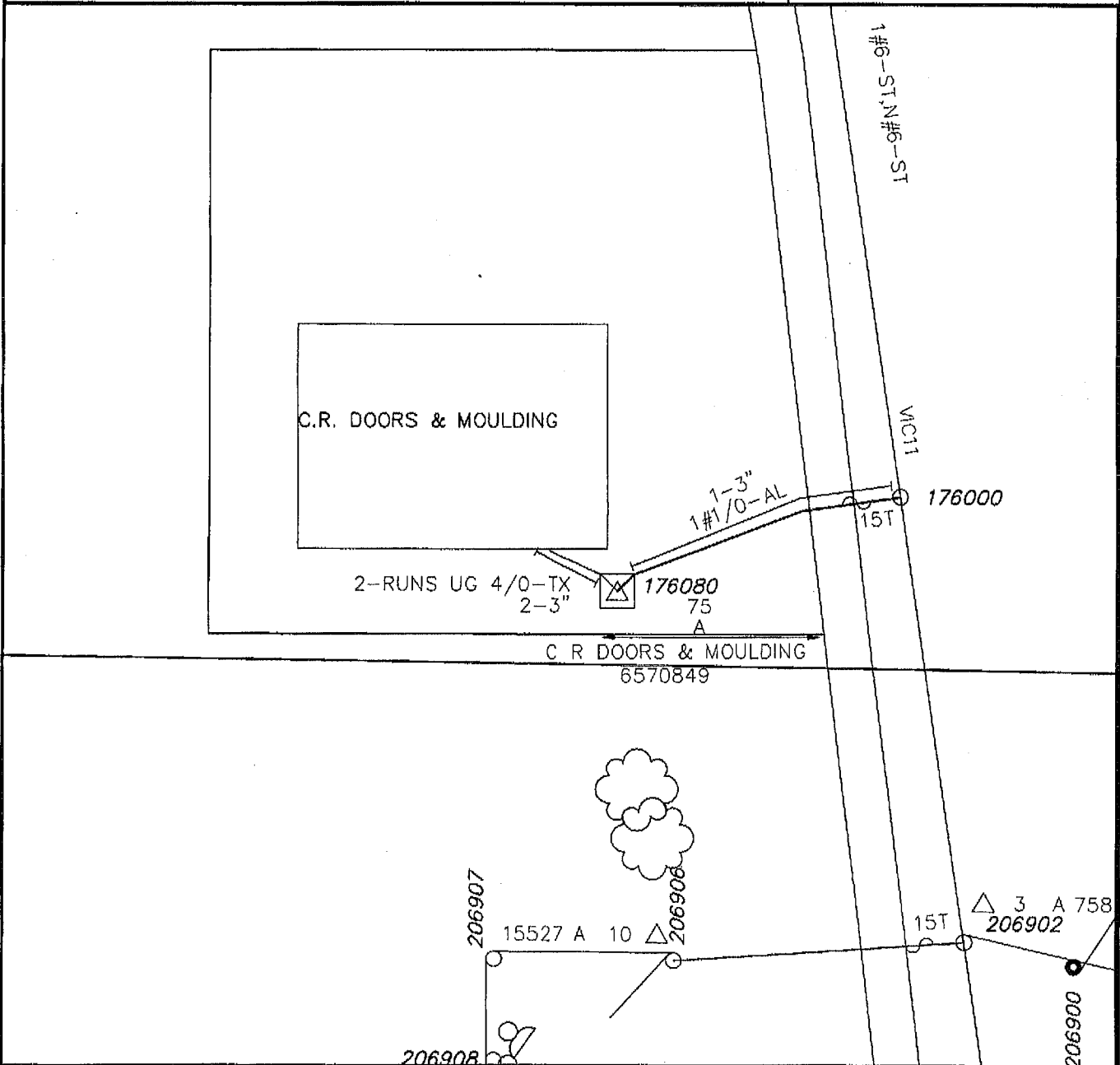


NOTARY PUBLIC FOR Utah (state)  
Residing at: Spanish Fork Utah (city, state)  
My Commission Expires: 3-11-2023 (d/m/y)

# PROPERTY DESCRIPTION

SECTION: 17, T12S, R1E, SALT LAKE BASE  
JUAB, UTAH

PARCEL #: XB00-1866-121311



CC #: 11421      WO #: 6570849

OWNER: C.R. DOORS & MOULDING, LLC

AUTHOR:

THIS DRAWING SHOULD BE USED ONLY AS A REPRESENTATION OF THE LOCATION OF THE EASEMENT BEING CONVEYED. THE EXACT LOCATION OF ALL STRUCTURES, LINES AND APPURTENANCES IS SUBJECT TO CHANGE.

# EXHIBIT A



SCALE: NONE