

UTAH POWER & LIGHT COMPANY EASEMENT

1A. - 19-2D-623.

HOLBROOK FARMS, a partnership doing business in the State of Utah, Grantor, hereby grants, bargains, sells, conveys and warrants to UTAH POWER & LIGHT COMPANY, a corporation, Grantee, its successors and assigns for a valuable consideration, a perpetual easement and right of way for the construction, erection, operation and continued maintenance, repair, alteration, inspection, and/or replacement of one or more wood pole or steel tower lines for the transmission circuits of the Grantee, together with necessary cross-arms and other attachments, including guys, stubs and anchors affixed thereto for the support of said circuits, in, upon, along, over, through, across and under a tract of land situated in the County of Salt Lake & Utah, State of Utah, particularly described as follows:

Said tract of land situate in the E 1/2 of the NW 1/4 of Section 22, Township 4 South, Range 1 West, Salt Lake Meridian, described as follows:

Beginning at the east boundary line of the Grantors' land and the west line of the Grantee's right of way at a point 2491.4 feet south along the quarter section line from the north one quarter corner of Section 22, T. 4 S., R. 1 W., S.L.M. and running thence South 209.98 feet along said east boundary line, thence N. 31°55' W. 2594.31 feet to the west boundary line of said Grantors' land, thence North 208.06 feet along said west boundary line, thence S. 31°55' E. 2532.06 feet to the point of beginning; containing 6.397 acres.

A tract of land situate in the SW 1/4 of the SE 1/4 of Section 35, Township 4 South, Range 1 West, Salt Lake Meridian, described as follows:

Beginning at the south boundary line of the Grantors' land at a point 987.8 feet east along the section line from the south one quarter corner of Section 35, T. 4 S., R. 1 W., S.L.M. and running thence East 131.75 feet along said south boundary line, thence N. 18°25' W. 1408 feet to the north boundary line of said Grantors' land, thence West 131.75 feet along said north boundary line, thence S. 18°25' E. 1408 feet to the point of beginning; containing 4.026 acres. (continued on back sheet)

Together with full right and authority to Grantee, its successors, licensees, lessees, contractors or assigns, and its and their agents and employees to enter at all times upon said premises to survey, construct, repair, remove, replace, reconstruct, patrol, inspect, improve, enlarge and maintain electric transmission and distribution lines and communication facilities, overhead and underground, including towers, poles and other supports, together with braces, guys, anchors, cross-arms, cables, conduits, wires, conductors, and other fixtures, devices and appurtenances used or useful in connection therewith, and full right and authority to cut, remove, trim or otherwise control all trees, brush and other growth on or overhanging said premises.

At no time shall any flammable material or any building of any kind be placed or erected within the boundaries of said right of way, nor shall any equipment or material of any kind that exceeds feet in height be placed or used thereon by Grantor or by Grantor's heirs, successors or assigns.

Subject to the foregoing limitations, said right of way may be used by Grantor for roads, agricultural crops and other purposes not inconsistent with this easement.

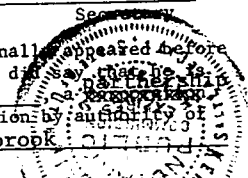
WITNESS the hand of the Grantor, this 20th day of December, A.D. 1977

Holbrook Farms a partnership
By R. Garn Holbrook, President

STATE OF UTAH, County of Salt Lake ss.

Attest:

On the 20th day of December, A.D. 1977, personally appeared before me, R. Garn Holbrook, who being by me duly sworn, that he is the managing partner of Holbrook Farms, and that said instrument was signed in behalf of said corporation by said R. Garn Holbrook and said R. Garn Holbrook acknowledged to me that said corporation executed the same.



My Commission expires: Jun 3, 1980

R. Garn Holbrook, Notary Public

Description Approved Form & Execution Approved

Residing at Salt Lake City, Utah File No.

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1978

Except from the above, 0.10 of an acre for Utah County road right of way.

Total is 3.926 acres.

Said tracts of land situate in Lots 1 and 2 and the SE 1/4 of the NE 1/4 of Section 2, Township 5 South, Range 1 West, Salt Lake Meridian, described as follows:

Beginning at a west boundary line of the Grantors' land at a point 606 feet south and 1320 feet west from the northeast corner of Section 2, T. 5 S., R. 1 W., S.L.M. and running thence S. 18° 25' E. 764.69 feet to a south boundary line of said Grantors' land, thence West 131.72 feet along said south boundary line, thence N. 18° 25' W. 701.43 feet to a north boundary line of said Grantors' land, thence East 111.82 feet along said north boundary line to a west boundary line of said Grantors' land, thence North 60.06 feet along said west boundary line to the point of beginning; containing 2.027 acres.

Product

Beginning at the south boundary line of the Grantors' land at a point 642.2 feet west along the quarter section line from the east one quarter corner of Section 2, T. 5 S.; R. 1 W., S.L.M. and running thence West 131.70 feet along said south boundary line, thence N. 18° 25' W. 701.13 feet to a north boundary line of said Grantors' land, thence East 131.71 feet along said north boundary line, thence S. 18° 25' E. 701.11 feet to the point of beginning; containing 2.012 acres.

Mercury

Beginning at the north boundary line of the Grantors' land at a point 994.7 feet east along the section line and 16.5 feet south from the north one quarter corner of Section 2, T. 5 S., R. 1 W., S.L.M. and running thence East 131.73 feet along said north boundary line, thence S. 18° 25' E. 620.43 feet to the east boundary line of said Grantors' land, thence South 60.06 feet along said east boundary line to the south boundary line of said Grantors' land, thence West 111.81 feet along said south boundary line, thence N. 18° 25' W. 683.74 feet to the point of beginning; containing 1.948 acres.

Mercury

Total 16.310 acres.

2524

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RECORDED AT THE REQUEST OF
Walter David Taylor

1978 JAN 19 PM 2:35

BOOK _____
NINA B. FIELD
CLERK
DEPUTY
RECORDS
FEE
PR. ABS. IND. R.
S. T. R.

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