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7158433

**GRANT OF EASEMENT**

This Grant of Easement is made and executed this \_\_\_\_\_ day of \_\_\_\_\_, 1998, by Terry R. Del Andrae and Janean Del Andrae, of Sandy, Utah, as Grantor, to Western Auto Wrecking, Inc., of Salt Lake City, Utah, as Grantee.

WHEREAS, Grantor is the owner of all of Parcel A (hereinafter "Grantors's Property") as described on EXHIBIT "A", attached to this Grant of Easement, and by this reference is incorporated herein.

WHEREAS, Grantee is the owner of all of Parcels B and C (hereinafter "Grantee's Property") as described on EXHIBIT "A", attached to this Grant of Easement, and by this reference is incorporated herein.

WHEREAS, Grantee desires to acquire an easement, and right-of-way for ingress and egress access over and across a portion of the Grantor's property and the Grantor is willing to grant such an easement and right-of-way.

NOWHEREFORE, in consideration of the sum of ten dollars and other good and valuable consideration paid to the Grantor by the Grantee, the Grantor agrees as follows:

1. The Grantor hereby grants and conveys to the Grantee a perpetual, exclusive easement and right-of-way with full and free right of entry for the Grantee, its tenants, employees, agents, and visitors, at all times hereafter, for the purpose of providing ingress and egress of vehicular and pedestrian traffic for the benefit of the Grantee's Property. The easement and right-of-way granted in this paragraph shall be over and across that portion of the Grantor's real property as described on the attached EXHIBIT "A" as "Easement Description", which is by this reference incorporated herein.
2. The easement granted herein shall be appurtenant to and shall run with the title to the Grantee's Property.
3. The terms and provisions of this Grant of Easement shall be binding upon the Grantor, their heirs, successors and/or assigns.

GRANTOR: *Terry R. Del Andrae*  
Terry R. Del Andrae

GRANTOR: *Janean Del Andrae*  
Janean Del Andrae

STATE OF UTAH )  
  : §  
County of Salt Lake )

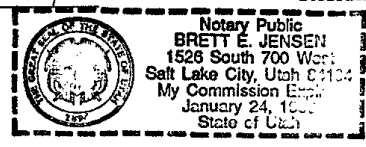
On the 20 of AUG, 1998, A.D. personally appeared before me Terry R. Del Andrae and Janean Del Andrae of Sandy, Utah, the signers of the within instrument, who dully acknowledged to me that they executed the same.

*Brett E. Jensen*  
Notary Public

My commission expires:

1-24-99

Residing at 11602 S. Olive Berry Lane  
Duaper, UT 84020



BK 8166PG0063

**EXHIBIT "A" to Grant of Easement**

Grantor: Terry R. and Janean Del Andrae

Grantee: Western Auto Wrecking, Inc.

**Easement Description:**

Beginning S 89°59'27" W 1,356.50 feet and S 00°13'42" W 248.3 feet and S 89°59'27" W 333.21 feet from the Northeast Corner of Section 1, Township 3 South, Range 1 West, Salt Lake Base & Meridian; and running thence S 89°59'27" W 12.5 feet; thence S 00°13'42" W 215.00 feet; thence N 89°59'27" E 12.5 feet; thence N 00°13'42" E 215.00 feet to the Point of Beginning.

**Parcel A: Grantor's Property**

Beginning S 89°59'27" W 1,356.50 feet and S 00°13'42" W 248.3 feet from the Northeast Corner of Section 1, Township 3 South, Range 1 West, Salt Lake Base & Meridian; thence S 89°59'27" W 333.21 feet; S 00°13'42" W 215.00 feet; S 89°59'27" W 427.25 feet; N 00°13'42" E 297.87 feet; N 89°59'27" E 360.46 feet; S 00°13'42" W 52.00 feet; N 89°59'27" E 400 feet; thence S 00°13'42" W 30.87 feet to Point of Beginning.

Subject to the above described granted easement for ingress and egress.

**Parcel B: Grantee's Property**

Beginning S 89°59'27" W 1,356.50 feet and S 00°13'42" W 268.3 feet from the Northeast Corner of Section 1, Township 3 South, Range 1 West, Salt Lake Base & Meridian; thence S 00°13'42" W 195.00 feet; S 89°59'27" W 325.00 feet; N 00°13'42" E 195.00 feet; thence N 89°59'27" E 325.00 feet to the Point of Beginning. **And...**

**Parcel C:**

Beginning S 89°59'27" W 1,356.50 feet and S 00°13'42" W 248.3 feet from the Northeast Corner of Section 1, Township 3 South, Range 1 West, Salt Lake Base & Meridian; thence S 89°59'27" W 333.21 feet; S 00°13'42" W 215.00 feet; N 89°59'27" E 8.21 feet; N 00°13'42" E 195.00 feet; N 89°59'27" E 325.00 feet; thence N 00°13'42" E 20.00 feet to the Point of Beginning.

Together with the above described granted easement for ingress and egress.

7158433  
11/18/98 1:56 PM 15.00  
NANCY WORKMAN  
RECORDER, SALT LAKE COUNTY, UTAH  
GARY PETERSON  
1526 S 700 W  
SLC UT 84104  
REC BY:V VEGA ,DEPUTY - WI

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