

8036761

WHEN RECORDED, MAIL TO:
Read R. Hellewell, Esq.
Kirton & McConkie
60 East South Temple, Suite 1800
Salt Lake City, UT 84111

8036761
10/22/2001 11:40 AM 23.00
Book - 8514 Pg - 2165-2171
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
FIRST AMERICAN TITLE
BY: ZJM, DEPUTY - WI 7 P.

GRANT OF EASEMENT

JOHANSEN FAMILY HOLDINGS, LLC, a Utah limited liability company, and THACKERAY FAMILY HOLDINGS, LLC, a Utah limited liability company,(collectively "Grantors") hereby GRANT to JTR PAXTON NINETY-THIRTEEN, L.C. a Utah limited liability Company ("Grantee") for good and valuable consideration, (i) a perpetual, nonexclusive easement (the "Easement") to construct, reconstruct, operate, repair, replace and maintain a surface monument or pylon sign and underground utility lines necessary for the operation of such sign upon and under the real property (the "Easement Land") located in Salt Lake County, State of Utah which is specifically described on Exhibit "A" and which is located as generally depicted on Exhibit "B", both of said exhibits being attached hereto and incorporated herein by this reference, together with the right to use the surface of the Easement Land for access to said sign and utility easement, and (ii) title to and ownership of all facilities which are part of the sign and utility systems which now or which may in the future exist upon and under the Easement Land. Grantee shall have the right to construct, reconstruct, operate, repair, replace and maintain the sign and utility systems easement within the Easement Land.

The Easement herein granted maybe utilized by Grantee, it successors in interest, tenants and all other parties which may, from time to time occupy that certain real property presently owned by Grantee located in Salt Lake City County, state of Utah which is specifically described on Exhibit "C" which is attached hereto and incorporated by this reference (the "Dominant Estate"). The right to use said Easement is specifically granted to and shall be for the benefit of McDonald's Company, a Delaware Corporation, the present tenant and occupant of the Dominant Estate for as long as said party shall occupy the Dominant Estate.

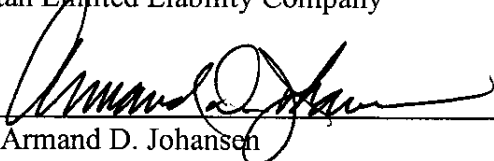
The Easement is subject to (i) all covenants, conditions, restrictions, easements, reservations, and other matters of record, and (ii) all matters which a careful inspection or an accurate survey of the Easement Land would disclose. The Easement herein granted shall run with the land and shall not be temporary.

This Easement shall be binding upon and inure to the benefit of Grantor, Grantee and their respective successors and assigns.

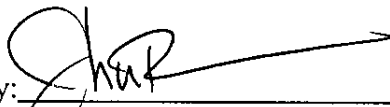
BK8514PG2165

IN WITNESS WHEREOF, the this Grant of Easement has been executed this 19th day of ~~September~~, 2001.
Oct.

GRANTORS: **JOHANSEN FAMILY HOLDINGS, LLC,**
a Utah Limited Liability Company

By: 
Armand D. Johansen
Its: Manager

THACKERAY FAMILY HOLDINGS, LLC,
a Utah Limited Liability Company

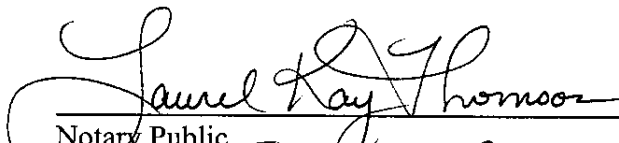
By: 
John R. Thackery
Its: Manager

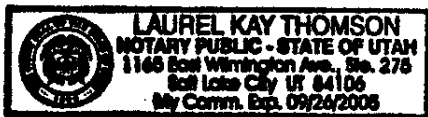
STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 19th day of ~~September~~ Oct, 2001, by Armand D. Johansen, Manager of JOHANSEN FAMILY HOLDINGS, LLC, a Utah limited liability company.

My Commission Expires:

9/26/2005


Notary Public
Residing in Salt Lake County



[continued]

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 19th day of Oct., 2001, by John R. Thackeray, Manager of THACKERAY FAMILY HOLDINGS, LLC, a Utah limited liability company.

My Commission Expires:

9/26/2005

Laurel Kay Thomson
Notary Public
Residing in Salt Lake County

K&M 579505.1



Exhibit "A"
to
Grant of Easement

Legal Description of Easement Land

Real property located in Salt Lake County, State of Utah, which is specifically described as follows:

Beginning at a point on the East right-of-way line of 1300 West Street, said point being South 00°01'25" West along the Section line 367.830 feet and North 89°55'10" East 40.00 feet from the West Quarter corner of Section 2, Township 3 South, Range 1 West, Salt Lake Base and Meridian and running thence North 00°01'25" East along said East right-of-way line of 1300 West Street, 8.083 feet; thence North 89°55'10" East 10.000 feet; thence South 00°01'25" West 6.083 feet; thence North 89°55'10" East 211.302 feet; thence North 00°01'25" East 82.630 feet to the North Boundary line of Grantor's Property; thence North 89°57'48" East along said North line, 2.000 feet to the Northeast corner of Grantor's Property; thence South 00°01'25" West along the East line of Grantor's Property, 84.628 feet; thence South 89°55'10" West 223.302 feet to the point of beginning.

27-02-301-047

K&M 579505.1

Exhibit "B"
to
Grant of Easement

Diagram of Easement Land

Sign and Electrical Easement

BK8514PG2169

Exhibit "B"
to
Grant of Easement
(Sign)
Diagram of Easement Land

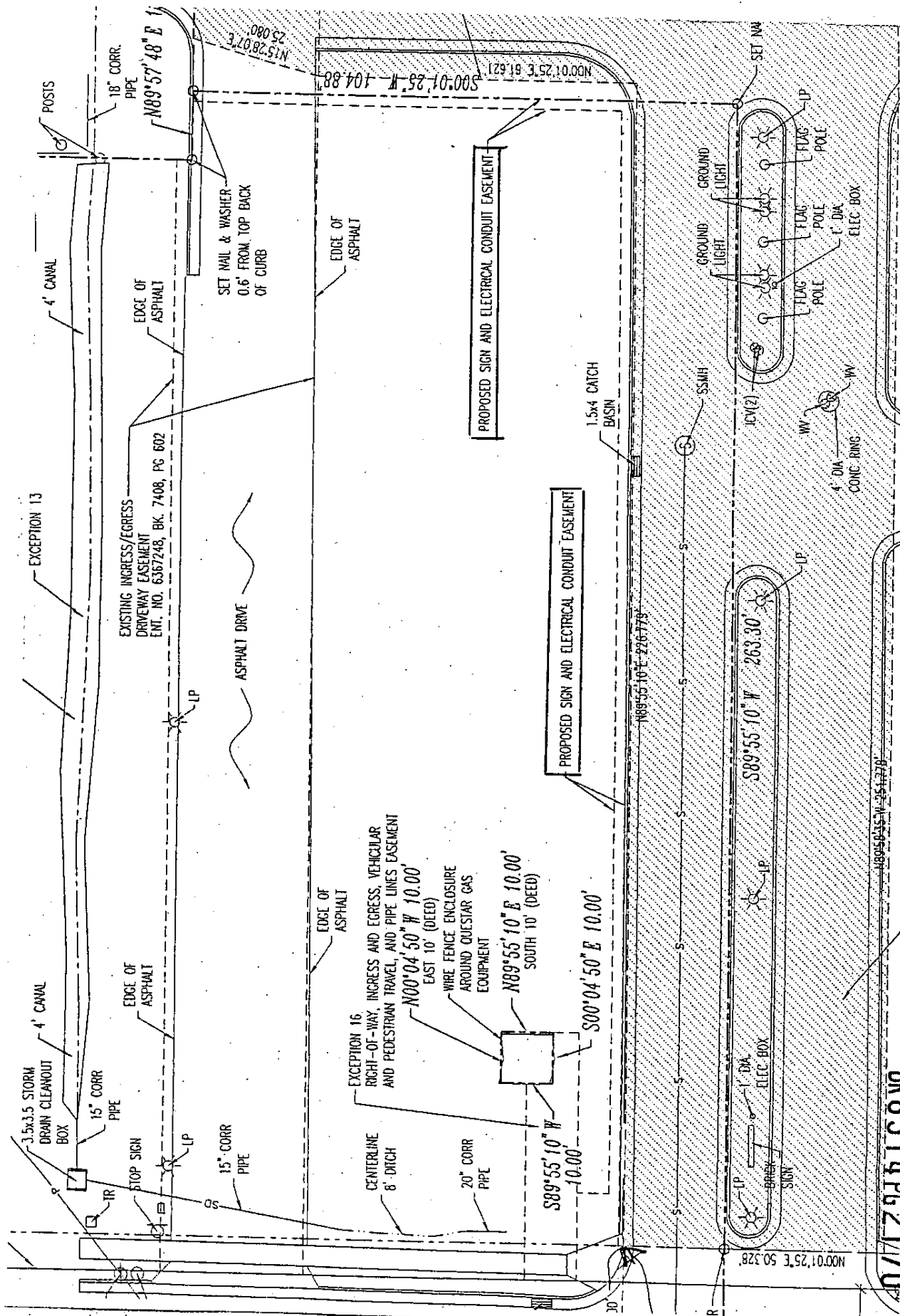


Exhibit "C"
to
Grant of Easement

Legal Description of Dominant Estate

Tax Parcel Nos. 27-02-301-020;
27-02-301-021; and
27-02-301-045

Real property located in Salt Lake County, State of Utah, which is specifically described as follows:

Beginning on the South line of 9000 South Street at a point that is N89°58'03"E along the monument line 250.00 feet and S0°01'25"W 33.00 feet from the County monument at the West Quarter corner of Section 2, Township 3 South, Range 1 West, Salt Lake Base and Meridian, from which monument the County monument at the Southwest corner of said Section 2 bears S0°01'25"W (basis of bearing); thence along said South line of 9000 South Street N89°58'03"E 165.00 feet; thence S0°01'25"W 250.00 feet; thence S89°58'03"W 165.00 feet; thence N0°01'25"E 250.00 feet to the point of beginning. Contains 41,250 square feet or 0.9470 acre.

K&M 579505.1

Sign and Electrical Easement

BK8514PG2171