

When recorded mail to:
Grantee
5960 South Holladay Blvd.
Holladay, Utah 8412

11461744
8/30/2012 3:26:00 PM \$22.00
Book - 10051 Pg - 5176-5182
Gary W. Ott
Recorder, Salt Lake County, UT
UTAH MOUNTAIN TITLE
BY: eCASH, DEPUTY - EF 7 P.

**EASEMENT AGREEMENT FOR RIGHT OF WAY AND TURN-OUT
EASEMENT**

EASEMENT AGREEMENT, made this 21st day of Aug, 2012 between Moyle Park Homeowners' Association, Incorporated, a Utah domesticated nonprofit corporation, hereinafter referred to as "Grantor", of Salt Lake City, County of Salt Lake, State of Utah and Deerwood Farms, LC, a Utah limited liability company, its successors and assigns, hereinafter referred to as "Grantee", of Salt Lake City, County of Salt Lake, State of Utah, collectively, the "Parties."

WHEREAS, the Parties are desirous of creating a permanent easement for the purpose of permitting Grantee a right of way and turn-out easement and enabling present and future owners, their heirs, successors and assigns to do the same, described as follows: (See attached Exhibit "A")

WHEREAS, a diagram marked Exhibit "B" showing the above described easement (the "Easement Area") is attached hereto and made a part hereof.


NOW, THEREFORE, good and valuable consideration having been paid, the Parties hereby agree as follows:

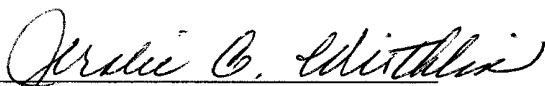
1. The easement granted shall be for a right of way and turn-out easement over a portion of Old Orchard Lane contained within the Moyle Park Subdivision, according to the official recorded plat thereof, on file and of record in the Office of the Salt Lake County Recorder for the use and benefit of Deerwood Farms, LC, a Utah limited liability, its successors and/or assigns.
2. The covenants set forth herein shall run with the land and be binding upon and inure to the benefit of the parties hereto and their respective heirs, legal representatives, successors and assigns.
3. Said easement does not grant any right to access any portion of said Old Orchard Lane except that portion lying within the bounds of the description shown herein as Exhibit "A".

4. Deerwood Farms, LC, a Utah limited liability company, its successors and assigns, is responsible for construction, maintenance and liability of the pullout easement and area.
5. No road connection shall be made between Deerwood Subdivision and either Providence or Moyle Park Subdivision.

IN WITNESS WHEREOF, Parties have made and executed the foregoing easement agreement as of the date hereinabove written.

Moyle Park Homeowners' Association


By: J. James Palmer, Jr.
Its: Member/Management Committee


By: Jeralie C. Wirthlin
Its: Member/Management Committee

By: Doralee D. Madsen
Its: Member/Management Committee


4. Deerwood Farms, LC, a Utah limited liability company, its successors and assigns, is responsible for construction, maintenance and liability of the pullout easement and area.
5. No road connection shall be made between Deerwood Subdivision and either Providence or Moyle Park Subdivision.

IN WITNESS WHEREOF, Parties have made and executed the foregoing easement agreement as of the date hereinabove written.

Moyle Park Homeowners' Association

By: J. James Palmer, Jr.
Its: Member/Management Committee

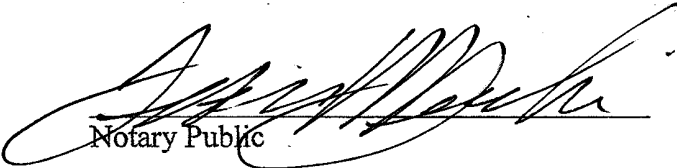
By: Jeralie C. Wirthlin
Its: Member/Management Committee



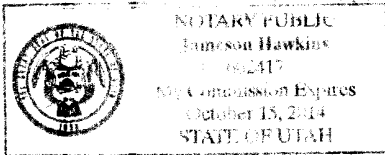
By: Doralee D. Madsen
Its: Member/Management Committee

STATE OF Utah)
COUNTY OF Salt Lake) ss.:

On this 21st day of August in the year 2012, before me personally came **Jeralie C. Wirthlin**, known to be the member(s) or designated agent of the **Moyle Park Homeowners' Association Incorporated** that executed the above and acknowledged to be the free and voluntary act and deed of the association, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and an oath stated that they are authorized to execute said instrument freely and voluntarily for the purposes and use herein mentioned on behalf of the association.

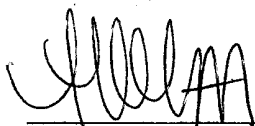

Notary Public

Residing at Zions Bank / Cottonwood Heights
Commission Expires: 10/15/2014



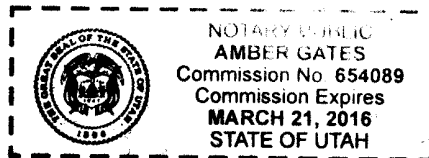
STATE OF Utah
COUNTY OF Salt Lake) ss.:

On this 21 day of August in the year 2012, before me personally came **Doralee D. Madsen**, known to be the member(s) or designated agent of the **Moyle Park Homeowners' Association Incorporated** that executed the above and acknowledged to be the free and voluntary act and deed of the association, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and an oath stated that they are authorized to execute said instrument freely and voluntarily for the purposes and use herein mentioned on behalf of the association.



Notary Public


Residing at Salt Lake
Commission Expires: 3/21/16



Acknowledgment by individual:

STATE OF Utah
COUNTY OF Salt Lake) ss.:

On this 27th day of August in the year 2012, before me, the undersigned Notary Public, personally appeared **J. James Palmer, Jr.**, known to me to be the member(s) or designated agent of the **Moyle Park Homeowners' Association Incorporated** that executed the above and acknowledged to be the free and voluntary act and deed of the association, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and an oath stated that they are authorized to execute said instrument freely and voluntarily for the purposes and use herein mentioned on behalf of the association.



Notary Public

Residing at So. Jordan
Commission Expires: 3-12-2015



Exhibit "A"

A Turn-Out easement for the benefit and use of the owners of the proposed Deerwood Farms Estates, being more particularly described as follows:

Beginning at a point on the South Right of Way Line of Old Orchard Lane, said point which is located East 6.57 from the Northwest Corner of Lot 2 of the Moyle Park Subdivision, according the official plat thereof, records of Salt Lake County, said point also being on a non tangent 125.00 foot radius curve to the left, the radius point of which bears N 53°16'56"E; thence Southeasterly along the arc of said curve and said right of way 8.66 feet and through a central angle of 3°58'04"; thence N 0°09'27" E 49.23 feet to a point on the North Right of Way Line of Old Orchard Lane, said point being on a non tangent 100.00 radius curve to the right the radius point of which bears N 71°10'46"E; thence Northwesterly along the arc of said curve 31.86 feet and through a central angle of 18°15'21", to a point on the Westerly boundary of said Moyle Park Subdivision; thence S 0°09'27"W along said Westerly boundary 73.75 feet to the point of beginning.

Contains 307.51 square feet

PART OF TAX ID #

22-15-427-011