

WHEN RECORDED, MAIL TO:  
Utah Department of Transportation  
Region Two Permits  
2010 South 2760 West  
Salt Lake City UT, 84104

11512015  
11/13/2012 10:29 AM \$0.00  
Book - 10076 Pg - 2484-2485  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
UT ST-DEPT OF TRANSPORTATION  
BOX 148420 ATT: MONE WARDLE  
SLC UT 84114-8420  
BY: CDC, DEPUTY - WI 2 P.

Tax ID No: 27-21-401-040  
Salt Lake County

**FUTURE GRANT OF EASEMENT**  
**2471 W 11400 S (SR-175)**

Mark H. and Michelle M. Carver of the State of Utah, Grantor, hereby will GRANT and CONVEY to the owner and his successors and assigns of Property B, as described in Exhibit A, a non exclusive perpetual easement for ingress and egress over the South 25 feet of Mark H. and Michelle M. Carver property when Property B is ready to develop or redevelop. Mark H. and Michelle M. Carver property is described as:

*AN EASEMENT OVER THE FOLLOWING TRACT OF LAND SITUATE IN THE NW1/4 SE1/4 SECTION 21, T. 3S., R. 1W., SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID EASEMENT ARE DESCRIBED AS FOLLOWS:*

*BEGINNING AT THE NORTHWEST CORNER OF SAID EASEMENT AT A POINT ON THE SOUTHERLY ROW LINE OF 11400 SOUTH STREET, SAID POINT OF BEGINNING LYING AT A POINT 1187.31 FEET SOUTH 89°42'44" EAST ALONG THE SECTION LINE AND 53.77 FEET SOUTH 00°02'15" EAST FROM THE CENTER OF SAID SECTION 21, AND RUNNING THENCE SOUTH 87°57'10" EAST 25.02 FEET; THENCE SOUTH 49.11 FEET; THENCE WEST 25.27 FEET; THENCE NORTH 00°18'16" EAST 50.00 FEET, TO THE POINT OF BEGINNING*

**Contains 1246 sq. ft.  
or 0.029 acres**

Mark H. and Michelle M. Carver or its successors or assigns will allow the construction or reconstruction of a common access to the properties. The owners of Property B will need to enter into an agreement with Mark H. and Michelle M. Carver concerning the access across Mark H. and Michelle M. Carver property, including construction and maintenance of the driveway. The easement to be granted is for the purpose of allowing ingress and egress to both properties from State Route 175.

Mark H. and Michelle M. Carver will keep the driveway clear of any and all obstructions and shall not allow any structures, vehicles or signs to be placed so close to

the driveway as to inhibit free ingress and egress from either property. The access shall be used for all purposes reasonably necessary for the full use of the properties.

This easement shall not become effective until which time as the Owner of Property B, GRANT and CONVEYS to the Owner of Property A, an equivalent easement of the same size, dimensions, location-adjoining the westerly line of the easement Granted by the Owner of Property A, and under the same terms and conditions as Owner of Property A has agreed to hereon.

The access shall be subject to all restrictions specified by the Utah Department of Transportation Highway Encroachment Permit that must be obtained for the access.

DATED this 9 of Nov., 20 12

Mark H. and Michelle M. Carver

By: [Signature]  
Its: [Signature]

STATE OF UTAH )  
COUNTY OF Salt Lake :ss.

The foregoing instrument was acknowledged before me this 9 day of Nov., 20 12 by Mark H. + Michelle M. Carver, the grantors of Mark H. and Michelle M. Carver

[Signature]  
Notary Public  
Residing at: 12271 S 900E DRAPT, UT 84020

My Commission Expires:  
4-10-2015

