

GRANT OF EASEMENT

THE GRANTOR DELL COX FAMILY PARTNERSHIP, hereby grants to DELL COX FAMILY PARTNERSHIP, grantee, their successor and assigns, an easement over, in, across and along and over that certain real property situated in the City of Provo, County of Utah, State of Utah, described as follows:

Beginning at a point on the North line of Center Street, Provo, Utah, which beginning point is South 1739.09 feet and East 56.69 feet (based upon the Utah State Plane Coordinate System, Central Zone, Bearings of Section lines) from the West 1/4 corner of Section 2, Township 7 South, Range 2 East, Salt Lake Base and Meridian; thence North 0°06'39" West along the lot line and line of a fence 106.07 feet to the Northerly boundary line of said lot; thence South 89°13'08" East along said Northerly boundary line a distance of 10.00 feet, more or less, to the Westerly side of structure on said property; thence South 0°13'18" East along the Westerly side of said structure 106.07 feet to the Northerly side of Center Street, Provo, Utah; thence South 89°58' West along said Northerly street line 10.0 feet, more or less, to the point of beginning.

THE GRANTEE, its successors and assigns and their respective agents and employees, shall have the right of ingress to and egress from said easement and every part thereof, at all times, for the purpose of exercising the rights herein granted and shall have the right to remove such growth as may endanger or interfere with the use of said easement. Such rights shall be reasonably exercised and the Grantee shall be liable for any damage negligently done by it to the above described property.

IN WITNESS WHEREOF, said Grantor has caused its name and seal to be affixed hereto and this instrument to be executed on this 17th day of April, 1996.

BRYAN DEL COX FAMILY PARTNERSHIP
by: Bryan Del Cox
Bryan Del Cox, Managing Partner

State of Utah)

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County of Utah)

On the 17th day of April, 1996 personally appeared before me BRYAN DEL COX, who stated he is managing partner of BRYAN DEL COX FAMILY PARTNERSHIP, the signer of the foregoing instrument, who duly acknowledged to me that they executed the same.

[Signature]
Notary Public

My commission expires: 06/07/97

Residing in: Provo, Utah

