

GRANT OF EASEMENT

This Grant of Easement (this "Easement") dated October 1, 2018, is made by and between Comcast of Utah II, Inc., with an address of 8000 E Iliff Ave, Denver CO 80231 its successors and assigns, hereinafter referred to as "Grantee" and The Village at the Boulders Homeowners' Association, with an address of 1192 E Draper Parkway #604, Draper ,Utah 84020 hereinafter referred to as "Grantor."

The Grantor and the Grantee are parties to a(n) Installation and Services Agreement dated October 1, 2018, pursuant to which the Grantee provides certain broadband communications services to the Premises described below.

In consideration of One Dollar (\$1.00), the Grantor(s), owner(s) of the Premises described below, hereby grant(s) to the Grantee, its successors and assigns, a non-exclusive easement in gross and right-of-way to construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove at any time and from time to time a broadband communications system (hereinafter referred to as the "Company Wiring") consisting of wires, underground conduits, cables, pedestals, vaults, and including but not limited to above ground enclosures, markers and concrete pads or other appurtenant fixtures and equipment necessary or useful for distributing broadband services and other like communications, in, on, over, under, across and along that certain real property (the "Premises") located at 3600 W Academy Parkway, Riverton, UT 84065 in Salt Lake County , Utah described as follows:

LEGAL DESCRIPTION: (See Attached)


The Grantor(s) agree(s) for itself and its heirs and assigns that the Company Wiring on the Premises shall be and remain the personal property of the Grantee and may not be altered, obstructed or removed without the express written consent of the Grantee. The Grantee, and its contractors, agents and employees, shall have the right to trim or cut trees and/or roots which may endanger or interfere with said Company Wiring and shall have free access to said Company Wiring and every part thereof, at all times for the purpose of exercising the rights herein granted; provided, however, that in making any excavation on said Premises of the Grantor, the Grantee shall make the same in such manner as will cause the least injury to the surface of the ground around such excavation, and shall replace the earth so removed by it and restore the area to as near the same condition as it was prior to such excavation as is practical. This Easement shall run with the land for so long as the Grantee, its successors or assigns provides broadband service to the Premises.

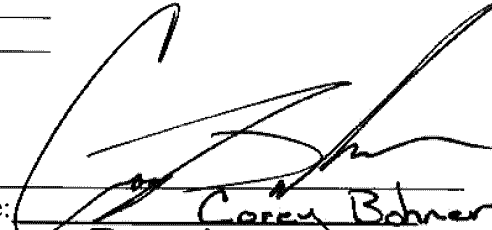
IN WITNESS WHEREOF, the parties hereto have caused this Easement to be executed by their duly authorized representatives as of the date first written above.

GRANTOR

WITNESS/ATTEST:

The Village at the Boulders Homeowners' Association


Name: Thomas Hensley


By: 
Name: Casey Bohner
Title: Board member

GRANTEE

ATTEST:

Comcast of Utah II, Inc.


Name: Margie Lober

By: 
Name: Richard C Jennings
Title: Regional Senior Vice President, Cable Management

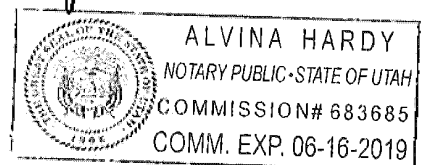
STATE OF Utah)
) ss.
COUNTY OF Utah)

The foregoing instrument was acknowledged before me this 28 day of February, 2018 by Cory D. Palmer, the board member of The Village at the Boulders Homeowners' Association, on behalf of said entity. He/she is personally known to me or has presented Drivers license (type of identification) as identification and did/did not take an oath.

Witness my hand and official seal.

Alvina Hardy
Alvina Hardy Notary Public
(Print Name)

My commission expires: 11-10-19



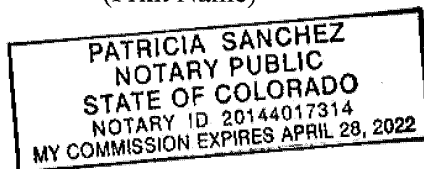
STATE OF Colorado)
) ss.
COUNTY OF Crapahoe)

The foregoing instrument was acknowledged before me this 24th day of May, 2018 by Richard C Jennings, the Regional Senior Vice President, Cable Management of Comcast of Utah II, Inc., on behalf of said entity. He/~~She~~ is personally known to me or has presented _____ (type of identification) as identification and ~~he~~/did not take an oath.

Witness my hand and official seal.

Patricia Sanchez
PATRICIA SANCHEZ Notary Public
(Print Name)

My Commission expires: 4/28/22



Selected Property Details

Property Information

Identification:	33-17-400-007-0000 <small>Parcel Number</small>	33174000070000 <small>APN</small>	159323241 <small>UID</small>				
Land Use:	Agricultural <small>General</small>	Farming <small>Specific</small>	9 <small>Standard Use Code</small>	4144 <small>Zoning Code</small>			
Lot Information:	84.42 <small>Lot Acreage</small>	3,677,335 <small>Lot SF</small>	Bldg Information:				
			0 <small>Finished SF</small>	<small>Bedrooms</small>	<small>Bathrooms</small>	<small>Year Built</small>	
Legal Description:	LOT 2 & W 1/2 OF S 1/2 OF LOT 1 & W 1/2 OF LOT 6 & NW 1/4 OF SE 1/4 SEC 17, T4S, R1W, SLM; LESS & EXCEPT BEG AT SE COR LOT 2 SD SEC 17; SD PT BEING S 0 31'23" W 1337.05 FT ALG 1/4SEC LIN						
Subdivision:						County:	Salt Lake
Site Address:	15400 S 3200		RIVERTON, UT		84065		
Owner:	BUTTERFIELD, SHIRLEY C						
Owner Address:	6237 W 13100		HERRIMAN, UT		84096		

Tax Assessor Information

	\$620	2016
	<small>Assessor Value</small>	<small>Assessor Year</small>
Land Value:	\$23,167,200	
Improved Value:		
Total Value:	\$620	\$23,167,200
	<small>Assessed</small>	<small>Market</small>
		<small>Appraised</small>

Recent Transaction Details

		<small>Sale Price</small>	<small>Sale Date</small>
Sale Date:	Most Recent Transaction (MRT)		
Transaction Values:	<small>Sale Price</small>	<small>Finished SF</small>	<small>\$/SF</small>
Transaction Type:			
Document/Plat:	<small>Document No</small>	<small>Plat Book / Page</small>	
Seller:			
Current Owner:	BUTTERFIELD, SHIRLEY C		
Title Company:			
Lending Company:			
Loan 1 Details:			
Loan 2 Details:			

