

AFTER RECORDING, PLEASE RETURN TO:

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DOUGLAS J. STAKER  
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930672

FEB 21 4 42 PM '85

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PLATED  
ENTERED *58*  VERIFIED  
MICROFILMED *X*

GRANT OF EASEMENT

THIS GRANT OF EASEMENT is executed this 1<sup>st</sup> day of December, 1984 by STANVAK LIMITED, a Utah limited partnership (hereinafter referred to as "Stanvak") in favor of W. JAY HUNT and PEGGY D. HUNT, his wife (hereinafter collectively referred to as "Hunts").

Recitals:

A. Hunts are the owners of the following-described tract of land located in Weber County, State of Utah:

*06-029-0016 X*

A part of the Northwest Quarter of Section 8, Township 5 North, Range 1 West, of the Salt Lake Base and Meridian, United States Survey: Beginning at a point 2.05 chains West and South 40°00' West 496.4 feet from the Northeast corner of the Northwest Quarter of said Section 8, and running thence North 52°15' West 587.3 feet to the East line of the State Highway; thence South 38°12' West 74.4 feet along the East line of the State Highway; thence South 52°15' East 585 feet to a point South 40°00' West 74.4 feet from the place of beginning; thence North 40°00' East 74.4 feet to the place of beginning, TOGETHER WITH 12 feet of land on the North thereof to and along an old existing fenceline and extension thereof.

Said tract of land is hereinafter referred to as the "Hunt Property."

B. Stanvak is the owner of the following-described tract of land located in Weber County, State of Utah:

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*05-141-0028 X*  
*06-029-0021 X*

Part of the Southwest Quarter of Section 5 and part of the Northwest Quarter of Section 8, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U. S. Survey: Beginning at a point 2.05 chains (135.3 feet) West and South 40°00' West 385.5 feet from the Northeast corner of the Northwest Quarter of said Section 8; running thence North 52°15' West 590.3 feet to the East line of the State

Highway; thence South 38°12' West 110.9 feet along said East line; thence South 52°15' East 587.3 feet; thence North 40°00' East 110.9 feet to the place of beginning.

Said tract of land is hereinafter referred to as the "Stanvak Property."

C. The Stanvak Property and the Hunt Property adjoin one another.

D. As a part of the resolution of a dispute regarding the boundary line between the Stanvak Property and the Hunt Property, Stanvak has agreed to grant to Hunts the easement described below.

NOW THEREFORE, in consideration of good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by Stanvak, Stanvak agrees as follows:

1. Stanvak hereby grants and conveys to W. Jay Hunt and Peggy D. Hunt, his wife, an easement to be used in common with the owner of the Stanvak Property or any part thereof over and across the following-described tract of land located in Weber County, State of Utah, for the purposes and use described hereinafter:

A part of the Southwest Quarter of Section 5 and part of the Northwest Quarter of Section 8, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:

✓  
PT. 05-141-0028  
Beginning 135.30 feet North 89°33'01" West and 496.49 feet South 40°26'59" West and 253.12 feet North 51°48'01" West from the Northeast corner of the Northwest Quarter of said Section 8; thence North 51°48'01" West 335.00 feet to the East line of the State Highway; thence North 38°21' East 20.00 feet; thence South 51°48'01" East 335.00 feet; thence South 38°21' West 20.00 feet to the point of beginning. Said tract is a tract 20 feet in width lying on the Southwest boundary of the Stanvak Property that runs 335 feet Southeast from the State Highway.

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2. The easement granted in paragraph 1 hereof is intended to benefit and shall be appurtenant to the Hunt Property only and shall not be used or enjoyed by or with respect to any property other than or in addition to the Hunt Property.

3. The easement granted in paragraph 1 hereof may be used by Hunts, their successors and assigns only for purposes of vehicular and pedestrian ingress and egress to the Hunt Property. The owner of the Stanvak Property retains fee title to the land covered by said easement and the right to use said land for ingress, egress, and any other purpose permitted by law. In the event that the Stanvak Property should come to be owned by one or more parties or in separate parcels, the owner of any such parcel who receives a conveyance of an easement across the property described in paragraph 1 hereof shall be entitled to use and enjoy said easement in common with the owner of the Hunt Property and the owner of the remainder of the Stanvak Property.

EXECUTED the day and year first above written.

STANVAK LIMITED, a Utah  
limited partnership

By: [Signature]  
F. C. Stangl III  
Its General Partner

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

On this 11 day of February, 1984<sup>5</sup>, personally appeared before me F. C. STANGL III, who duly acknowledged to me that he executed the foregoing Grant of Easement as the General Partner of and on behalf of STANVAK LIMITED, a Utah limited partnership.

My Commission Expires:

2/10/88

[Signature]  
Notary Public  
Residing at: Salt Lake City, Utah

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