

WHEN RECORDED MAIL TO:

Questar Gas Company  
P.O. Box 45360, Right-of-way  
Salt Lake City, UT 84145-0360  
40649.JFSP.PLS.lc;

12803480

7/2/2018 4:18:00 PM \$16.00

Book - 10690 Pg - 2896-2899

ADAM GARDINER

Recorder, Salt Lake County, UT

JF CAPITAL

BY: eCASH, DEPUTY - EF 4 P.

*Space above for County Recorder's use*

PARCEL I.D.# 22081280080000

**RIGHT-OF-WAY AND EASEMENT GRANT**

40649

JF SPRING RUN PARTNERS A Utah Limited Liability Company and WORSTER PROPERTIES, A Utah Limited Liability Company, "Grantor", does hereby convey and warrant to QUESTAR GAS COMPANY, a corporation of the State of Utah, dba Dominion Energy Utah, Grantee, its successors and assigns, for the sum of ONE DOLLAR (\$1.00) in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, a right-of-way and easement 20 feet in width to construct, lay, maintain, operate, repair, alter, inspect, protect, make connections to, remove and replace pipelines, valves, valve boxes and install cathodic monitoring and mitigation facilities and other gas transmission and distribution facilities (hereinafter collectively called "Facilities"), through and across the following described land and premises situated in the County of Salt Lake, State of Utah, and more particularly described as follows, to-wit:

Land of the Grantor located in North Quarter Section 8, Township 2 South, Range 1 East, Salt Lake Base and Meridian;

the centerline of said right-of-way and easement shall extend through and across the above-described land and premises as follows, to-wit:

POINT OF BEGINNING POB  
LOCATED AT SOUTH 742.72'  
THENCE WEST 158.76'  
THENCE SOUTH 89°50'15" WEST 203.5'  
FROM NORTH 1/4 COR OF SEC 8, T 2S, R 1E, SLB&M

20' RIGHT OF WAY FOLLOWS  
CENTER LINE STARTING AT POB AND RUNNING  
NORTH 539.54' TO  
TERMANATION

TO HAVE AND TO HOLD the same unto said Grantee, its successors and assigns, so long as such facilities shall be maintained, with the right of ingress and egress to and from said right-of-way to construct, lay, maintain, operate, repair, alter, inspect, protect, make connections to, remove and replace the same. This right-of-way and easement shall carry with it the right to use any available access road(s) for the purpose of conducting the foregoing activities. During temporary periods, Grantee may use such portion of the property along and adjacent to said right-of-way as may be reasonably necessary in connection with construction, maintenance, repair, removal or replacement of the Facilities. Grantor(s) shall have the right to use said premises except for the purposes for which this right-of-way and easement is granted to Grantee, provided such use does not interfere with the facilities or any other rights granted to Grantee hereunder.

Without limiting the generality of the foregoing, Grantor(s) does hereby covenant, warrant and agree as follows:

1. Grantor(s) shall not build or construct, nor permit to be built or constructed, over or across the right-of-way, any building, retaining walls, rock walls, footings or improvement which impairs the maintenance or operation of the Facilities.

2. Grantor(s) shall not change the contour within the right-of-way without prior written consent of Grantee.

3. Grantor(s) shall not plant, or permit to be planted, any deep rooted trees, or any vegetation with roots that may damage the Facilities, within the right-of-way, without prior written consent of Grantee.

4. Grantor(s) shall not place personal property within the right-of-way that impairs the maintenance or operation of the Facilities.

5. Grantee shall have the right to cut and remove timber, trees, brush, overhanging branches, landscaping and improvements or other obstructions of any kind and nature which may injure or interfere with Grantee's use, occupation or enjoyment of this easement and right-of-way, without liability to Grantor(s), and without any obligation of restoration or compensation.

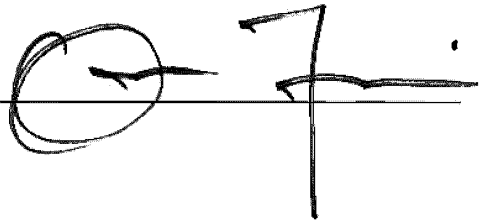
6. Grantor(s) agrees to indemnify, hold harmless and defend Grantee, its agents and employees, from all claims, mechanics liens, demands, damages, actions, costs and charges for personal injury and property damage, and any other liabilities, including attorney's fees; arising out of or by any reason of Grantor's use of the easement or any activities conducted thereon by Grantor(s), his/her/its agents, employees, invitees or as a result of Grantor's negligence.

This right-of-way shall be binding upon and inure to the benefit of the successors and assigns of Grantor(s) and the successors and assigns of Grantee, and may be assigned in whole or in part by Grantee.

It is hereby understood that any parties securing this grant on behalf of Grantee are without authority to make any representations, covenants or agreements not herein expressed.

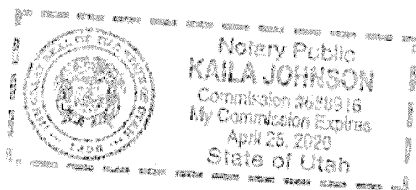
WITNESS the execution hereof this 11<sup>th</sup> day of June, 2018.


JF SPRING RUN PARTNERS, LLC  
WORSTER PROPERTIES, LLC

By- 

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

On the 11<sup>th</sup> day of June, 2018 personally appeared before me Owen Fisher who, being duly sworn, did say that he/she is a Manager of JF Spring Run Partners, LLC and that the foregoing instrument was signed on behalf of said company by authority of its Articles of Organization or its Operating Agreement.



 Notary Public

WITNESS the execution hereof this 15 day of June, 2018.

JF SPRING RUN PARTNERS, LLC  
WORSTER PROPERTIES, LLC



By- Randee S. Worster  
Randee S. Worster,  
Manager of Worster  
Properties LLC

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

On the 15<sup>th</sup> day of June, 2018 personally appeared before me  
Randee Worster who, being duly sworn, did say  
that he/she is a Manager of Worster Properties, LLC, and that the foregoing  
instrument was signed on behalf of said company by authority of its Articles of Organization or  
its Operating Agreement.

[Signature]  
Notary Public