

REV05042015

Return to:
Rocky Mountain Power
Cathy Jackman/Steve Clingenpeel
1438 W 2550 S
Ogden, UT 84401

Project Name: Elite Car Wash LLC
WO#: 6371950
RW#:



W2900694

E# 2900694 PG 1 OF 4
LEANN H KILTS, WEBER COUNTY RECORDER
18-JAN-18 1002 AM FEE \$16.00 DEP DC
REC FOR: ROCKY MOUNTAIN POWER

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, **C & D DEVELOPMENT LLC** ("Grantor"), hereby grants Rocky Mountain Power, an unincorporated division of PacifiCorp its successors and assigns, ("Grantee"), an easement for a right of way 10 feet in width and 80 feet in length, more or less, for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of underground electric power transmission, distribution and communication lines and all necessary or desirable accessories and appurtenances thereto, including without limitation: wires, fibers, cables and other conductors and conduits therefor; and pads, transformers, switches, cabinets, and vaults on, across, or under the surface of the real property of Grantor in **Weber** County, State of **Utah** more particularly described as follows and as more particularly described and/or shown on Exhibit "A" attached hereto and by this reference made a part hereof:

Legal Description: ALL OF LOT 3A, IFA COUNTRY STORE SUBDIVISION
AMENDED, MARRIOTSLATERVILLE CITY, WEBER COUNTY, UTAH

Assessor Parcel No. 12-264-0002

Together with the right of access to the right of way from adjacent lands of Grantor for all activities in connection with the purposes for which this easement has been granted; and together with the present and (without payment therefor) the future right to keep the right of way clear of all brush, trees, timber, structures, buildings and other hazards which might endanger Grantee's facilities or impede Grantee's activities.

At no time shall Grantor place or store any flammable materials (other than agricultural crops), or light any fires, on or within the boundaries of the right of way. Subject to the foregoing limitations, the surface of the right of way may be used for agricultural crops and other purposes not inconsistent, as determined by Grantee, with the purposes for which this easement has been granted.

ORIGINAL

The rights and obligations of the parties hereto shall be binding upon and shall benefit their respective heirs, successors and assigns.

To the fullest extent permitted by law, each of the parties hereto waives any right it may have to a trial by jury in respect of litigation directly or indirectly arising out of, under or in connection with this agreement. Each party further waives any right to consolidate any action in which a jury trial has been waived with any other action in which a jury trial cannot be or has not been waived.

Dated this 20 day of September, 2017.



C & D DEVELOPMENT LLC GRANTOR

C & D DEVELOPMENT LLC GRANTOR

Acknowledgment by a Corporation, LLC, or Partnership:

STATE OF Utah)
County of Wasatch) ss.

On this 20 day of September, 2017, before me, the undersigned Notary Public in and for said State, personally appeared Cody J. Hart (name), known or identified to me to be the manager/owner (president / vice-president / secretary / assistant secretary) of the corporation, or the (manager / member) of the limited liability company, or a partner of the partnership that executed the instrument or the person who executed the instrument on behalf of C+D Development (entity name), and acknowledged to me that said entity executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Natalie Ryan
(notary signature)

NOTARY PUBLIC FOR Utah (state)
Residing at: MidGreen Utah (city, state)
Commission Expires: 9/18/2018 (d/m/y)



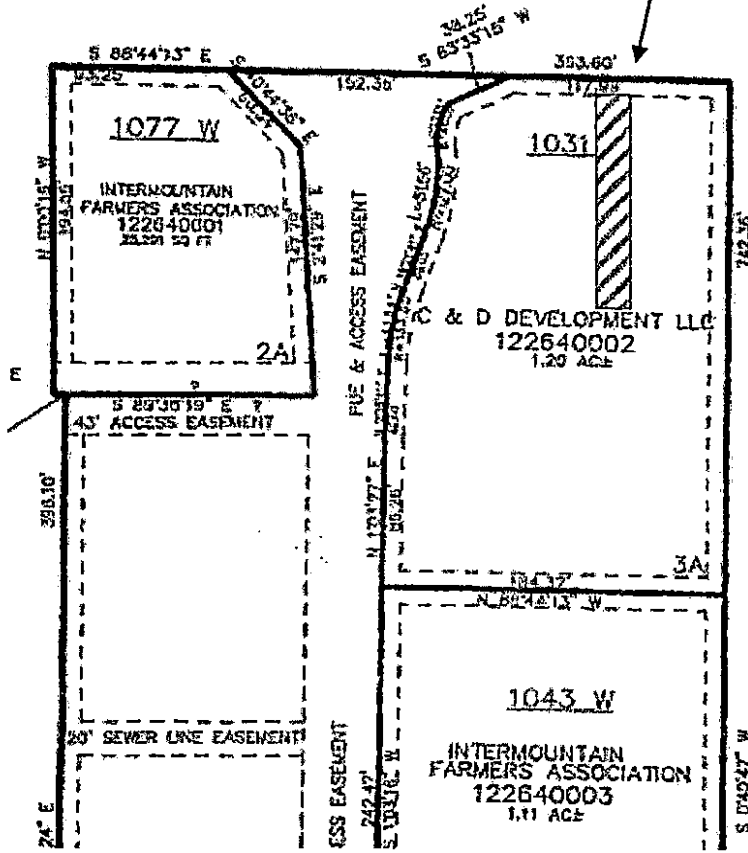
Property Description

PART OF THE NW. 1/4, OF SECTION 19, T.6N., R.1W., S.L.B. & M.



ROW for Rocky Mountain Power facilities 10 feet by 80 feet

SEE PAGE 100
12TH STREET



CC#: 11461 WO#: 6371950 Landowner

Name: C & D DEVELOPMENT LLC

Drawn by: Steve Clingenpeel

This drawing should be used only as a representation of the location of the easement being conveyed. The exact location of all structures, lines and appurtenances is subject to change within the boundaries of the described easement area.

EXHIBIT A



SCALE: None