

WHEN RECORDED, MAIL TO:  
Terry C. Sawchuk  
1376 Perry Avenue  
Salt Lake City, Utah 84103

6722578  
08/25/97 3:59 PM 12.00  
NANCY WORKMAN  
RECORDER, SALT LAKE COUNTY, UTAH  
MERRILL TITLE  
REC BY: L NISH DEPUTY - WI

6722578

**EASEMENT GRANT**

Terrace Hills Associates, L.C., a Utah Limited Liability Company, Grantor, for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant and convey to Terry C. Sawchuk, Grantee, whose mailing address is 1376 Perry Avenue, Salt Lake City, Utah 84103, his heirs, successors and assigns, the following described easement upon, over, and across the following described tract of land in Salt Lake County, State of Utah:

An non-exclusive Easement and Right-of-Way for the purpose of ingress and egress upon, over and across the following described property, to wit:

Private Driveway Parcel A, Northvale Subdivision, according to the official plat thereof, as recorded in the office of the County Recorder of Salt Lake County, Utah.

The above property is hereinafter referred to as the "Easement Property".

This Easement is for the purpose of providing access to and from the Grantee's property located at 929 East Northvale Way, Salt Lake City, Utah 84103, which property is more particularly described as follows:

Lot 2, Northvale Subdivision, according to the official plat thereof, as recorded in the office of the County Recorder of Salt Lake County, Utah.

The Easement granted herein may be owned and held only by the owner of said Lot 2, and may be used only by said owner, members of said owner's family living with said owner, and their respective guests and invitees.

This Easement is subject to Grantee's obligations for maintenance and other expenses and items as set forth in a separate agreement with Grantor.

Grantee, by acceptance of this Easement Grant, agrees to indemnify Grantor, its members, managers, employees, and agents against, and hold Grantor, its members, managers, employees, and agents harmless from any and all demands, claims, causes of action, fines, penalties, damages (including consequential damages), losses, liabilities, judgments, and expenses (including without limitation, attorneys' fees and court costs) incurred in connection with or arising from: (a) the use or occupancy of the Easement Property by Tenant or any person claiming under Tenant; (b) any activity, work, or thing done, or permitted or suffered by Grantee in or about the Easement Property; (c) any acts, omissions, or negligence of Grantee or any person or entity claiming under Grantee, or the contractors, agents, employees, invitees, or visitors of Grantee or any such person or entity; (d) any breach, violation, or nonperformance by Grantee or any person or entity claiming under Grantee or the employees, agents, contractor, invitees, or visitors of Grantee or any such person or entity of any law, ordinance, or governmental requirement of any kind; and (e) any injury or damage to the person or property of Grantee, his employees, agents, contractors, invitees, visitors, or any other person or entity entering upon the Easement Property under the express or implied invitation of Grantee. If any action or proceeding is brought against Grantor, its members, managers, employees, or agents, by reason of any claim, Grantee, upon notice from Grantor, will defend the claim at Grantee's expense with counsel reasonably satisfactory to Grantor.

MT 40982

SK 7741 PG 0979

The Managers who sign this Easement Grant on behalf of Terrace Hills Associates, L.C. hereby certify that this Easement Grant was duly authorized under the Operating Agreement of said Terrace Hills Associates, L.C.

In witness whereof, the Grantor has executed this Easement Grant this 22nd day of August, 1997.

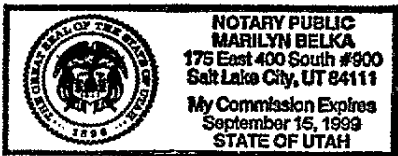
TERRACE HILLS ASSOCIATES, L.C.

By: Wayne G. Petty  
Wayne G. Petty, Manager

By: Glen Saxton  
Glen Saxton, Manager

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

On the 22nd day of August, 1997, personally appeared before me Wayne G. Petty and Glen Saxton, the signers of the within instrument, who each for himself, duly acknowledged to me that they are the Managers of Terrace Hills Associates, L.C. and they executed this instrument pursuant to the Operating Agreement of said Terrace Hills Associates, L.C.



Marilyn Belka  
NOTARY PUBLIC

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