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9/11/2020 1:39:00 PM \$40.00
Book - 11016 Pg - 8249-8253
RASHELLE HOBBS
Recorder, Salt Lake County, UT
MERIDIAN TITLE
BY: eCASH, DEPUTY - EF 5 P.

**RECORDING REQUESTED BY AND
WHEN RECORDED, RETURN TO:**

Union Pacific Railroad Company
Attn: Real Estate Acquisitions (Folder No. 3231-13)
1400 Douglas Street, MS 1690
Omaha, Nebraska 68179

MTC #281616

(Space Above for Recorder's Use Only)

3231-13

EASEMENT DEED

NAMDAR, L.C., a Utah limited liability company ("Grantor"), for and in consideration of One Dollar (\$1.00) and other valuable consideration paid to it, grants and conveys to **UNION PACIFIC RAILROAD COMPANY**, a Delaware corporation ("Grantee"), its successors and assigns, a PERPETUAL, EXCLUSIVE EASEMENT AND RIGHT OF WAY ("Easement") in, to, over, along, upon and across the property in Salt Lake County, State of Utah, described in **Exhibit A**, attached and by reference made a part of this Easement Deed ("Property"), for the construction, use, operation, maintenance, repair, renewal, reconstruction, relocation and removal of railroad trackage and any appurtenances related thereto, drainage facilities, utilities and communication facilities, and for any other railroad purposes, together with the right of ingress and egress to and from the Property, for the purpose of exercising the rights granted in this Easement Deed, and, if and when necessary, removing Grantee's property and facilities from the Property.

Grantor and Grantee acknowledge that Grantee's predecessors, Union Pacific Land Resources Corporation, a Nebraska corporation, and Union Pacific Railroad Company, a Utah corporation, were parties to an unrecorded easement deed dated March 10, 1988 ("1988 Unrecorded Easement"), which encumbers the Property. Additionally, Grantor and Grantee agree that it is the parties' intent to replace the 1988 Unrecorded Easement with the Easement granted to Grantee pursuant to this Easement Deed. Therefore, this Easement Deed will supersede and replace all prior easements encumbering the Property, recorded or unrecorded, including but not limited to the 1988 Unrecorded Easement, which will become null and void as of the date of this Easement Deed.

Grantor, for itself, its successors and assigns, covenants with Grantee, its successors and assigns, that Grantor has the full power and lawful authority to grant and convey the Easement. Grantor also covenants with Grantee that Grantor will warrant and defend Grantee's title to the Easement in the Property against the claims of all persons.

(Remainder of page intentionally left blank.)

Grantor and Grantee has duly executed this Easement Deed this 2nd day of September, 2020.

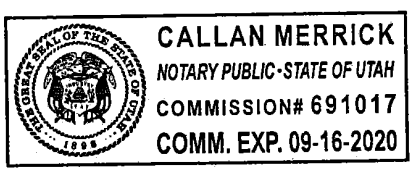
NAMDAR, L.C.,
a Utah limited liability company

By: [Signature]
Printed Name: DONNA SMYLIE
Title: MANAGER

STATE OF Utah)
COUNTY OF Salt Lake) ss.

On this 2nd day of September, 2020, before me Callan Merrick, a Notary Public, personally appeared Donna L. Smylie, Manager of NAMDAR, L.C., a Utah limited liability company, provided on the basis of satisfactory evidence to be the person whose name is subscribed to in this instrument, and acknowledged he/she executed the same.

WITNESS my hand and official seal.



(Seal)

[Signature]
Notary Public

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

A parcel of land located in the Northwest Quarter of Section 7, Township 1 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:

BEGINNING at a point South 89°59'41" West 936.49 feet along the south line of the Northwest Quarter of Section 7, Township 1 South, Range 1 West, Salt Lake Base and Meridian to the east line of property described as Parcel 2 in that certain Warranty Deed recorded March 7, 1979 as Entry No. 3246439 in Book 4284 at Page 918 of the Salt Lake County records and along said line the following three courses: 1) North 00°48'00" East 659.80 feet, 2) South 56°19'00" East 35.72 feet and North 00°48'00" East 641.43 feet; from the Center Quarter Corner of said Section 7, and thence continuing along said line North 00°48'00" East 110.63 feet to the south line of the Union Pacific Railroad right-of-way; thence along said line North 80°54'28" East 399.62 feet; thence South 77°19'47" West 105.13 feet; to a point of tangency of a 689.00 foot radius to the left; thence Westerly 142.82 along the arc of said curve through a central angle of 11°52'36" and a long chord of South 71°23'29" West 142.57 feet; to a point of compound curvature with a 605.50 foot radius curve to the left; thence Southwesterly 191.00 feet along the arc of said curve through a central angle of 18°04'24" and a long chord of South 56°24'59" West 190.21 feet to the POINT OF BEGINNING. Said parcel contains 12,622 square feet or 0.29 acres, more or less.

PART OF

TAX ID NO. 15-07-127-001