

When Recorded Return To:

Sherri Dias
433 S. Diamond Ranch Parkway
Hurricane, UT. 84737



Driveway Easement

The Grantors, Nancy Sanchez with an address of P.O. Box 630191, Rockville, Utah 84763-0191 (Parcel ID's: R-1248-A-1-A, R-1248-A-2-F and R-1248-A-2-C) and ATTIEH FOUNDATION (Parcel ID's: R-1294-C-1 and R-1294-D) with and address of: 210 S CANYON VIEW DR LOS ANGELES, CA 90049-3810, hereby CONVEYS, GRANTS and WARRANTS to the Grantee, Sherri Dias (Parcel ID: R-1248-B-2-A) with and address at 2096 TEMPLE VIEW DR. PROVO, UT 84604, and her successors, transferees and assigns, including the town of Rockville, Utah and its designees, for the sum of Ten Dollars and no/100 (\$10.00) and other good and valuable consideration, a nonexclusive, unrestricted, irrevocable and perpetual easement over, across and through the following described property (the "Burdened Property"):

A 20.00 foot wide easement for ingress, egress, utilities, and drainage, being more particularly described as follows:

Beginning at a point which lies North 89°43'49" West 1261.27 feet along the section line and South 227.65 feet from the south quarter corner of section 2, Township 42 South, Range 11 West, Salt Lake Base and Meridian, said point being on the northerly edge of Grafton Road as constructed; thence North 54°45'15" West 46.04 feet along said edge of road; thence North 29°00'25" West 158.77 feet to the point of a 120.00 foot radius curve to the right; thence northwesterly and northeasterly along the arc of said curve through a central angle of 61°56'05", a distance of 129.72 feet to the point of tangency; thence North 32°55'40" East 118.23 feet to the point of a 980.00 foot radius curve to the left; thence northeasterly along the arc of said curve through a central angle of 8°43'22", a distance of 149.15 feet to the point of tangency; thence North 24°12'28" East 137.54 feet to the point of a 150.00 foot radius curve to the left; thence northeasterly and northwesterly along the arc of said curve through a central angle of 51°28'02", a distance of 134.74 feet to the point of a 83.80 foot radius reverse curve to the right; thence northwesterly, northeasterly, and southeasterly along the arc of said curve through a central angle of 135°28'08", a distance of 198.14 feet to the point of a 150.00 foot radius reverse curve to the left; thence southeasterly and northeasterly along the arc of said curve through a central angle of 31°58'02", a distance of 83.69 feet to the point of a 150.00 foot radius reverse curve to the right; thence northeasterly and southeasterly along the arc of said curve through a central angle of 31°25'35", a distance of 82.27 feet to the point of tangency; thence South 72°19'53" East 313.61 feet to the point of a 30.00 foot radius curve to the left; thence southeasterly and northeasterly along the arc of said curve through a central angle of 79°48'02", a distance of 41.78 feet to the point of tangency; thence North 27°52'05" East 39.05 feet to the point of a 50.00 foot radius curve to the right; thence northeasterly and southeasterly along the arc of said curve through a central angle of 79°35'01", a distance of 69.45 feet to the point of tangency; thence South 72°32'54" East 125.04 feet to the point of a 50.00 foot radius curve to the left; thence southeasterly and northeasterly along the arc of said curve through a central angle of 55°14'03", a distance of 48.20 feet to the point of tangency; thence North 52°13'03" East 60.95 feet to a point on the south line of parcel R-1248-B-2; thence South 89°46'39" East 32.48 feet along said south line; thence South 52°13'03" West 86.54 feet to the point of a 70.00 foot radius curve to the right; thence southwesterly and northwesterly along the arc of said curve through a central angle of 55°14'03", a distance of 67.48 feet to the point of tangency; thence North 72°32'54" West 125.04 feet to the point of a 30.00 foot radius curve to the left; thence northwesterly and southwesterly along the arc of said curve through a central angle of 79°35'01", a distance of 41.67 feet to the point of

tangency; thence South 27°52'15" West 39.05 feet to the point of a 50.00 foot radius curve to the right; thence southwesterly and northwesterly along the arc of said curve through a central angle of 79°48'02", a distance of 69.64 feet to the point of tangency; thence North 72°19'53" West 313.61 feet to the point of a 130.00 foot radius curve to the left; thence northwesterly and southwesterly along the arc of said curve through a central angle of 31°25'35", a distance of 71.30 feet to the point of a 170.00 foot radius reverse curve to the right; thence southwesterly and northwesterly along the arc of said curve through a central angle of 31°58'02", a distance of 94.85 feet to the point of a 63.80 foot radius reverse curve to the left; thence northwesterly, southwesterly, and southeasterly along the arc of said curve through a central angle of 135°28'08", a distance of 150.85 feet to the point of a 170.00 foot radius reverse curve to the right; thence southeasterly and southwesterly along the arc of said curve through a central angle of 51°28'02", a distance of 152.71 feet to the point of tangency; thence South 24°12'28" West 137.54 feet to the point of a 100.00 foot radius curve to the right; thence southwesterly along the arc of said curve through a central angle of 8°43'12", a distance of 152.19 feet to the point of tangency; thence South 32°55'40" West 118.23 feet to the point of a 100.00 foot radius curve to the left; thence southwesterly and southeasterly along the arc of said curve through a central angle of 61°56'05", distance of 108.10 feet to the point of tangency; thence South 29°00'25" East 200.24 feet to the point of beginning.

The Easement is generally depicted on the exhibit map attached hereto as Exhibit "A" and incorporated herein by this reference.

The Easement granted herein is for the use and benefit of Grantees, their successors, transferees and assigns, (i) for a right of way for ingress, egress and use over, across and through the Burdened Property; (ii) for right of way for utilities over, across and through the Burdened Property; and (iii) for drainage and all related or affiliated uses on the terms and subject to the conditions set forth herein.

The Easement granted herein shall, together with the other agreement and obligation set forth herein, constitute covenants running with the land, and shall burden the Burdened Property, as the servient estate, and benefit the Benefitted Property (The Benefitted Property is described in Exhibit "B", of which is attached hereto and incorporated herein by this reference), as the dominant estate, and shall be binding upon Grantor, its successors, transferees and assigns and any other person acquiring an interest in the Burdened Property. The Easement granted herein is appurtenant to the Burdened Property and to each subdivision or portion of the Benefitted Property, regardless of the number of such subdivisions or portions and this Easement shall then run to each divided portion of the Benefitted Property. In addition, the Easement granted herein shall be an easement in gross to the extent rights under the easement are assigned to the town of Rockville, Utah, and any such transfer shall not diminish in any respect the rights of the dominant estate under the Easement.

From and after the date this Easement is recorded, neither Grantor nor its successors, transferees or assigns shall have any power, right or authority to grant any lien or encumbrance which encumbers the easements, rights or interests of the Grantees arising pursuant to this Easement, without the prior written consent of the Grantees. All liens and encumbrances attached to or otherwise affecting any of the Grantors, its successors', transferees' or assigns' interest in the Burdened Property in the future shall be subordinate and junior in priority to, and shall not be deemed or interpreted to encumber any of the easements, rights or interests of the Grantees, their successors, transferees or assigns as set forth herein.

Grantor:

NANCY SANCHEZ:

P.O. Box 630191 Rockville, Utah 84763-0191

By Nancy Welch Sanchez
NANCE WELCH SANCHEZ AKA NANCY SANCHEZ

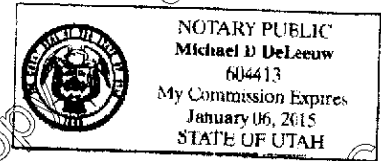
Dated: 10/30/13

STATE OF UTAH)
)ss
County of Washington)

On ~~October 30~~ 30, 2013 personally appeared before me NANCY SANCHEZ, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that my his signature on the instrument the personal, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]
NOTARY PUBLIC



Grantor:

ATTIYEH FOUNDATION

By Its Members :

By *Robert Attyeh*
ROBERT ATTIYEH, PRESIDENT

Dated 18 October 2013

VERMONT)
STATE OF UTAH)
Windsor)ss
County of Washington)

On October 18, 2013 personally appeared before me ROBERT ATTIYEH, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that my his signature on the instrument the personal, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Valerie A. Linn
NOTARY PUBLIC
my commission expires: 2-00-15

EXHIBIT "A"
Driveway Easement
Exhibit Map and Description of Easement

EXHIBIT "B"
Driveway Easement
Description of Benefitted Property

June 18, 2013

Legal Description
prepared for Rob Dias

Parcel R-1248-B-2, combined with parcel R-1248-A-1-B-1, that portion of parcels R-1249-C and R-1250-C lying south of the Virgin River, and a portion of parcel R-1248-A-2-E-1, being more particularly described as follows:

Beginning at a point which lies North $0^{\circ}05'57''$ West 650.00 feet along the center section line from the south quarter corner of section 2, Township 42 South, Range 11 West, Salt Lake Base and Meridian and running thence North $89^{\circ}46'39''$ West 300.00 feet; thence North $0^{\circ}05'57''$ West 757.25 feet to a point on the south bank of the Virgin River; thence along said south bank the following four courses: South $87^{\circ}15'20''$ East 204.70 feet; thence South $72^{\circ}56'18''$ East 557.02 feet; thence North $82^{\circ}15'16''$ East 135.61 feet; thence South $57^{\circ}04'42''$ East 89.43 feet; thence departing said south bank South $3^{\circ}52'02''$ West 166.31 feet; thence North $66^{\circ}05'49''$ West 70.70 feet; thence South $0^{\circ}05'57''$ East 419.77 feet; thence North $89^{\circ}46'39''$ West 570.00 feet to the point of beginning. Contains 13.80 acres.

Prepared by Mark A. Schraut
Professional Land Surveyor
Utah License no. 187849

