

WHEN RECORDED MAIL TO: Brad Gardner  
8138 South State Street  
Midvale, Utah 84047

#4

MAR 16 4 28 PM '91  
KATHIE L. OXON  
RECORDER  
SALT LAKE COUNTY,  
UTAH

WESTERN STATES TITLE  
REF \_\_\_\_\_

*505*  
*John W. Blalock*

3544229

EASEMENT AND RIGHT OF WAY AGREEMENT

GOLDEN VALLEY PROPERTIES, INC., a Utah corporation, with its principal office in the County of Salt Lake, State of Utah, as Grantor, hereby conveys and warrants to DRAPER BANK & TRUST, a Utah corporation, as Grantee, of Salt Lake County, State of Utah, including its successors, executors, or assigns,

WITNESSETH:

That for and in consideration of the sum of \$10.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, and said Grantor does this day bargain and sell, and by these presents does bargain, sell, convey, transfer, and deliver unto DRAPER BANK & TRUST, a permanent easement and right of way, including the perpetual right to use the real estate hereinafter described, at any time they may see fit, and maintain and repair said easement and right of way and repair any underground facility as necessary for said right of way, together with the right to excavate and place pipeline sewer or other facility under said right of way.

The land affected by the grant of this easement and right of way is located in the City of South Jordan, County of Salt Lake, State of Utah, and is more particularly described as follows:

Beginning at a point on the North line of 10400 South Street; said Point being SOUTH 89°50'41" WEST 185.00 feet and NORTH 0°06'05" EAST 40.00 feet from the Southeast Corner of the Northeast Quarter of the Northwest Quarter of Section 15, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence along the aforesaid NORTH Line 12.50 feet; thence NORTH 0°06'05" EAST 54.00 feet to a Point of Curve; thence Northerly along the ARC of a 296.75 foot Radius Curve to the RIGHT 103.34 feet; thence NORTH 20°03'16" EAST 39.17 feet; thence NORTH 89°50'41" EAST 13.32 feet; thence SOUTH 20°03'16" WEST 43.77 feet to a Point of Curve; thence Southerly along the ARC of a 284.25 foot Radius Curve to the LEFT 98.99 feet; thence SOUTH 0°06'05" WEST 54.00 feet to the NORTH Line of 10400 South Street and the Point of Beginning.

To have and to hold said easement and right of way unto DRAPER BANK & TRUST, a Utah corporation, or its assigns forever.

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The Grantor does hereby covenant that they are lawfully seized and possessed of the real estate above described, that they have a good and lawful right to convey it, or any part thereof, that it is free from all encumbrances, and that they will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 16th day of March, 1981..

GOLDEN VALLEY PROPERTIES, INC.

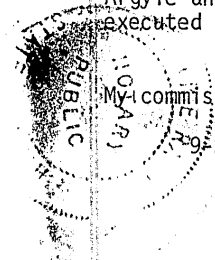
By: *David W. Miller*  
Vice President/Secretary

By: *Gerald J. Argyle*  
Director

By: *Wayne L. Palmer*  
Director

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

On the 16th day of March, A. D. 1981, personally appeared before me DAVID W. MILLER, GERALD J. ARGYLE and WAYNE L. PALMER, who being by me duly sworn did say, each for himself, that he the said DAVID W. MILLER, is the Vice President/Secretary, and GERALD J. ARGYLE and WAYNE L. PALMER, are Directors of GOLDEN VALLEY PROPERTIES, INCORPORATED, and that the within and foregoing instrument was signed in behalf of said corporation, by authority of a resolution of its board of directors, and said David W. Miller, Gerald J. Argyle and Wayne L. Palmer, each duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.



My commission expires: 9-23-83

*Maurice Haddon*  
Notary public, residing at  
Salt Lake City, Utah