

WHEN RECORDED, PLEASE RETURN TO:

Melvin R. Brown
P.O. Box 697
Coalville, UT 84017-0697

SU39321B14P

GRANT OF PERPETUAL EASEMENT

WILLOUGHBY ESTATE HOLDINGS, LLC, a Utah limited liability company, with an address of 314 N. 300 E., Kanab, UT 84741 ("Grantor"), for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains and conveys unto MELVIN R. BROWN and SALLY JILL BROWN, husband and wife as joint tenants with full rights of survivorship, with an address of P.O. Box 697, Coalville, UT 84017-0697 ("Grantee"), and their successors, assigns, lessees, licensees and agents, A PERPETUAL EASEMENT (this "Easement") upon, over, under and across the following described land (the "Property"), in the County of Summit, State of Utah, more particularly described as follows:

A centerline description of a 32 foot Right of Way and Easement located in the Southeast Quarter of Section 21, Township 2 North, Range 5 East, Salt Lake Base and Meridian and having a Basis of Bearing taken as North 89°58'29" W between the Southeast Corner and the South 1/4 Corner of said Section 21, described as follows:

Beginning at a point North 89°58'29" West 790.96 feet from the Southeast Corner of Section 21, Township 2 North, Range 5 East, Salt Lake Base and Meridian, which point being located on the southerly line of parcel NS-466, and running thence North 3°55'34" East 790.96 feet; thence along the arc of a curve to the right 56.79 feet, having a radius of 200.00 feet; chord bearing North 12°03'36" E 56.60 feet; thence North 20°11'39" East 107.44 feet; thence along the arc of a curve to the right 186.55 feet, a radius of 250.00 feet, chord bearing North 41°34'16" E 182.25 feet; thence North 62°56'53" East 179.19 feet; thence along the arc of a curve to the left 134.09 feet, having a radius of 500.00 feet, chord bearing North 55°15'54" East 133.69 feet; thence North 47°34'55" East 229.99 feet; thence along the arc of a curve to the left 163.75 feet, having a radius of 350.00 feet, chord bearing North 34°10'43" East 162.26 feet; thence North 20°46'31" East 75.96 feet; thence along the arc of a curve to the left 25.92 feet, having a radius of 100.00 feet, chord bearing North 13°21'01" East 25.85 feet; thence North 5°55'31" East 32.15 feet to the terminus of the herein described centerline being at the southerly line of parcel NS-472.

The foregoing affects a portion of the following Summit County Tax ID Numbers: NS-466 and NS-494.

The foregoing benefits those properties known as Summit County Tax ID Numbers NS-495, NS-472 and NS-472A.

The Easement herein granted is for purposes of (i) placement and maintenance of utilities, (ii) non-exclusive ingress and egress to and from public roadways, including without limitation Spring Canyon Road, for general, public, residential, construction and/or agricultural right of way purposes, and (iii) maintenance, construction and/or improvement of a roadway within the easement area.

The easement granted hereby shall be appurtenant to the land, shall run with the land, and shall be binding upon and inure to the benefit of the parties hereto, and their respective successors and assigns.

Signed and delivered this ____ day of January, 2010.

WILLOUGHBY ESTATE HOLDINGS, LLC,
a Utah limited liability company

By: [Signature]
Travis S. Williams,
Manager

By: [Signature]
Stuart Willoughby,
Manager

STATE OF ARIZONA)
)ss:
COUNTY OF MARICOPA)

On this 15th day of January, 2010, personally appeared before me Travis S. Williams, who being by me duly sworn did say that he is a Manager of WILLOUGHBY ESTATE HOLDINGS, LLC, a Utah limited liability company, and that the foregoing instrument was signed in behalf of said limited liability company by authority of its Articles of Organization, and he acknowledged to me that said limited liability company executed the same.

Lori L. Hunsaker
Notary Public

Residing at Mesa, Arizona

My Commission Expires 12-25-2010



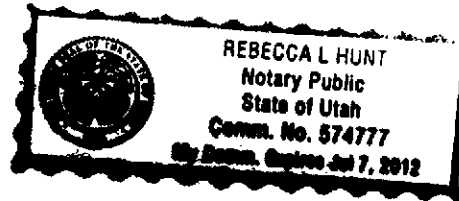
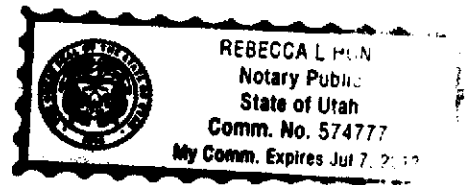
STATE OF UTAH)
)ss:
COUNTY OF Kane)

On this 7 day of January, 2010, personally appeared before me Stuart Willoughby, who being by me duly sworn did say that he is a Manager of WILLOUGHBY ESTATE HOLDINGS, LLC, a Utah limited liability company, and that the foregoing instrument was signed in behalf of said limited liability company by authority of its Articles of Organization, and he acknowledged to me that said limited liability company executed the same.

Rebecca L Hunt
Notary Public

Residing at 112E.450 N. Kanab, UT. 84741

My Commission Expires 7/7/12



Beginning at the Northeast Corner of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 21, Township 2 North, Range 5 East, Salt Lake Base and Meridian; and running thence South $01^{\circ}10'$ East 9.82 chains; thence South $86^{\circ}12'$ West 15.15 chains; thence North 16.5 feet; thence North $86^{\circ}12'$ East 14.15 chains; thence North $40^{\circ}05'$ East 1.1 chain; thence North $01^{\circ}10'$ West 8.82 chains; thence North $86^{\circ}12'$ East 16.5 feet to the beginning.

NS-472

Beginning at a point which is North 856.90 feet and East 2551.01 feet from the South $\frac{1}{4}$ Corner of Section 21, Township 2 North, Range 5 East, Salt Lake Base and Meridian; and running thence North $00^{\circ}50'57''$ West 482.14 feet to an existing fence line; thence North $86^{\circ}13'18''$ East 63.49 feet, more or less to the Easterly line of said Section 21; thence South $00^{\circ}54'04''$ East 443.17 feet; thence West 26.83 feet; thence South $40^{\circ}06'24''$ West 56.42 feet to the point of beginning.

NS-472-A

The North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ and the North 10 rods of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, (Beginning 70 rods North of the Southwest Corner; thence East 80 rods; thence North 10 rods; thence West 80 rods; thence South 10 rods to the beginning;) of Section 22, Township 2 North, Range 5 East, Salt Lake Base and Meridian.

NS-495