

When recorded, mail to Grantee at:

Woods Cross Properties, LLC
290 N. Flint St., Suite A
Kaysville, UT 84037

06-313-0001

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GRANT OF EASEMENT
(Storm Water Line and Detention Lot 1)

Woods Cross Properties, LLC, a Utah limited liability corporation, of Kaysville, Davis County, Utah, ("**Grantor**"), hereby grants to **Woods Cross Properties, LLC**, of Kaysville, Davis County, Utah ("**Grantee**"), for the sum of Ten Dollars (\$10.00), an easement as follows with respect to the real property of Grantor in Davis County, Utah, more particularly described in **Exhibit A**, attached hereto, (the "**Grantor Property**") for the benefit the real property of Grantee in Davis County, Utah, more particularly described in **Exhibit B**, attached hereto (the "**Grantee Property**"):

For the discharge, drainage, and flow of storm water and surface drainage from the Grantee Property over, upon, across, in, and through the Grantor Property, including but not limited to drainage and flow through underground storm water drain lines constructed and maintained by Grantor.

Grantee, its officers, agents and employees, shall have the right of ingress and egress over and across the land of the Grantor to and from the above described permanent easement and all rights reasonably necessary or incident to the grant of said easement.

Grantor shall, subject to Grantee's rights contained herein, have the right to fully enjoy and use the premises for all purposes not inconsistent with this grant and not unreasonably interfering with exercise of the rights hereby granted.

No permanent buildings or trees shall be placed on the property granted herein as an easement, and Grantee shall not be liable for their removal if they are so placed.

The cost of construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of (a) the detention basin(s) on the Grantor Property with a total detention capacity equal to no less than the capacity required by Woods Cross City for the Grantor Property plus 12,400 cubic feet and (b) underground storm water line from the detention basin(s) to the property line of Grantor's Property into which Grantee may connect and with a capacity sufficient to service the discharge of storm water from the Grantee Property into the detention basin(s) shall be at Grantor's expense together with all necessary or desirable accessories and appurtenances thereto under the surface of the Grantor's Property.

In the event of any repair, replacement, inspection or maintenance work, Grantee shall restore the surface of the ground to the same condition in which it was before the start of such work, as near as such restoration can be made.

COURTESY RECORDING

This document is being recorded solely as a courtesy and an accommodation to the parties named therein.


Founders Title Company hereby expressly disclaims any responsibility or liability for the accuracy or the content thereof.

All rights, title and privileges herein granted shall run with the land and shall be binding upon and inure to the benefit of the parties, and their successors in interest.

Dated this 8th day of August, 2018.

GRANTOR:

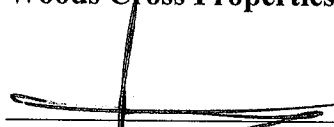
Woods Cross Properties, LLC



Print Name: Ted Stevenson
Title: Manager

GRANTEE:

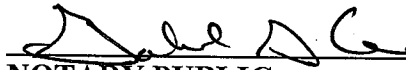
Woods Cross Properties, LLC



Print Name: Ted Stevenson
Title: Manager

STATE OF UTAH)
 : ss.
COUNTY OF DAVIS)

The foregoing instrument was acknowledged before me this 8th day of August, 2018, who being by me duly sworn did say that he is the Manager of Woods Cross Properties, LLC, a Utah limited liability company, and that the foregoing instrument was signed in behalf of said entity, and he acknowledged to me that said entity executed the same.



NOTARY PUBLIC

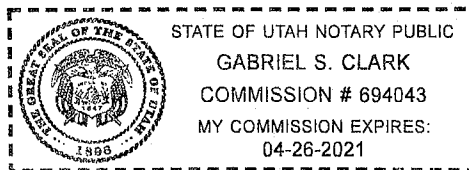


EXHIBIT A
Grantor Property

Detention Easement (Lot 1)

A part of Lot 1, Woods Cross Industrial Park, being a part of the Northeast Quarter of Section 35, Township 2 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, Woods Cross City, Davis County, Utah

Beginning at a point on the South line of Lot 1, said Woods Cross Industrial Park, being 341.98 feet North $0^{\circ}10'10''$ West along the Section line, and 938.26 feet due East to the Southwest corner of said Woods Cross Industrial Park; and 20.04 feet North $3^{\circ}38'53''$ West along the West line of said Woods Coss Industrial Park to the Southwest Corner of said Lot 1, and 15.03 feet North $89^{\circ}59'44''$ East from the Center of said Section 35; thence North $3^{\circ}38'53''$ West 40.08 feet; thence North $89^{\circ}59'44''$ East 143.16 feet to a point on the arc of a curve; thence 40.15 feet Southerly along the arc of a 342.50 foot Radius curve to the left through a Delta Angle of $6^{\circ}42'58''$, and Long Chord of South $4^{\circ}30'26''$ West 40.12 feet (Center bears South $82^{\circ}08'05''$ East) to said South line of Lot 1; thence South $89^{\circ}59'44''$ West 137.45 feet along said South line to the point of beginning.

Contains: 5,596 sq. ft.

Storm Drain Easement (Lot 1)

A part of Lot 1, Woods Cross Industrial Park, being a part of the Northeast Quarter of Section 35, Township 2 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, Woods Cross City, Davis County, Utah

Beginning at a point which is 341.98 feet North $0^{\circ}10'10''$ West along the Section line, and 938.26 feet due East to the Southwest corner of said Woods Cross Industrial Park; and 60.11 feet North $3^{\circ}38'54''$ West; and 15.03 feet North $89^{\circ}59'44''$ East from the Center of said Section 35; thence North $3^{\circ}38'53''$ West 186.40; thence North $87^{\circ}06'00''$ East 0.01 feet; thence North $3^{\circ}38'53''$ West 25.96 feet to the North line of said Lot 1; thence due East 15.02 feet along said North line; thence South $3^{\circ}38'53''$ East 212.36 feet; thence South $89^{\circ}59'44''$ West 15.03 feet to the point of beginning.

Contains: 3,185 sq. ft.

EXHIBIT B
Grantee Property

All of the following described real property located in Davis County, Utah, to-wit:

Lot 2 WOODS CROSS INDUSTRIAL PARK, according to the Official Plat thereof as recorded in the Office of the Davis County Recorder, State of Utah.

Lot 3 WOODS CROSS INDUSTRIAL PARK, according to the Official Plat thereof as recorded in the Office of the Davis County Recorder, State of Utah.