

RIGHT-OF-WAY AGREEMENT

RETURN TO: Sun Stone Realty, Inc
2395 Creave Road
Sandy, Utah
84092

FOR

SUN STONE REALTY, INC.

3798809

E. Philip Morgan, Gloria M. Broadbent, Evelyn M. Neville, Jean M. Tomren, Earl D. Morgan, of Salt Lake County, State of Utah, Grantors, do hereby convey and warrant to Sun Stone Realty, Inc., Salt Lake County, Utah, organized and existing under and by virtue of the Laws of the State of Utah, Grantee, for the sum of Ten (\$10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, a right-of-way and easement for the purpose of digging a trench and/or making a fill along said right-of-way, and to lay, maintain, operate, repair, remove or replace the pipe line for transportation of storm drainage through and across the Grantors' land and premises in Salt Lake County, State of Utah, described as follows:

Beginning at a point South 89°50'15" West 367.77 feet and North 0°09'45" West 539.54 feet from County Nail and Washer, said Nail and Washer being South 0°10'00" West 742.287 feet from the North Quarter Corner, Section 8, Township 2 South, Range 1 East, Salt Lake Base and Meridian; running thence North 27 feet to South side of the Cottonwood Creek right of way thence Easterly along said right of way 10 feet; thence South 27 feet, to the North boundary of the Joseph Kesler property; thence Westerly 10 feet to the point of beginning.

Subject to relocation upon final development of Grantor's property and conditions of Attachment A.

TO HAVE AND TO HOLD the same unto the Sun Stone Realty, Inc. with the right of ingress and egress to and along said right-of-way, and to maintain, operate, repair, remove or replace the same. The said Grantors to fully use said premises, subject, however, to the right-of-way or easement for said storm drain pipe hereby granted.

WITNESS the hands of said Grantors this 1st day of February, 1981.

E. Philip Morgan
E. Philip Morgan

Gloria M. Broadbent
Gloria M. Broadbent

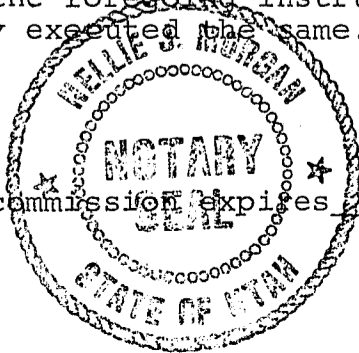
Evelyn M. Neville
Evelyn M. Neville

Jean M. Tomren
Jean M. Tomren

Earl D. Morgan
Earl D. Morgan

STATE OF UTAH :ss.
COUNTY OF SALT LAKE

On the 1st day of February 1981, personally appeared before me E. Philip Morgan, Gloria M. Broadbent, Evelyn M. Neville, Jean M. Tomren and Earl D. Morgan, the signers of the foregoing instrument, who duly acknowledged to me that they executed the same.



Nellie J. Morgan
NOTARY PUBLIC

My commission expires 8-20-83. Residing in Salt Lake County

BOOK 5462 PAGE 1975

63705

ATTACHMENT A

- 1 - The concrete headwall shown in Exhibit A, shall be located so that the opening of the pipe will not be visible and in fact shall be sloped so as to be under the water level at low water.
- 2 - A construction fence consisting of 6' visial barrier boundry, as indicated in the right-of-way agreement, as soon as the grantee receives the building permit.
- 3 - 27' x 10' = 270' size of easement
 x 3.70 per foot

\$999.00

125.00 legal work and fees

\$1124.00

Earl Philip Morgan

\$ 60.00

\$ 1184.00 legal advice + telephone Expenses

Earl Philip Morgan April 3, 1983

59
Bozell Thurst
Lowell Herrick

WHEELING STATES TITLE
REF _____

MAY 27 2 59 PM '83

KATHLEEN L. HERRICK
RECORDS
SALT LAKE COUNTY
UTAH

BOOK 5462 PAGE 1976