

Recorded at the request of:

Ruth Andersen  
4585 W. Highway 112  
Grantsville, Utah 84029  
ETA # 2122555

## GRANT OF EASEMENT

**Kenneth L. Hale and Jennie Hale**, husband and wife, as joint tenants with full rights of survivorship, whose address is 330 East Durfee Street, Grantsville, Utah 84029 ("Grantors"), for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grant, bargain and convey to **Ruth Andersen and Sage Ranch, LLC**, a Utah limited liability company, whose address is 4585 W. Highway 112, Grantsville, Utah 84029, and their successors and assigns (collectively, "Grantee"), a perpetual 80-foot wide easement and right-of-way (the "Easement") on, over, across, under and through the following described tracts of land in Tooele County, State of Utah ("Grantors' Property"):

See Exhibit "A" attached hereto and incorporated herein by this reference

Sidwell No. 03-041-0-0016

The Easement is given for the purpose of accessing and providing utility services to certain land and premises owned by Grantee in Tooele County, State of Utah, which is adjacent to Grantor's Property, described as follows ("Grantee's Property"):

See Exhibit "B" attached hereto and incorporated herein by this reference

Sidwell No. 03-041-0-0023

For the purpose of the easements, rights and privileges provided hereunder, the Grantee's Property, or any part thereof, shall constitute the dominant estate and the Grantor's Property shall constitute the servient estate. Each of the easements, rights, privileges, covenants, restrictions, conditions and provisions granted or created herein create servitudes upon the servient estate in favor of the dominant estate; are appurtenances to the dominant estate; may not be transferred, assigned or encumbered except as an appurtenance of the dominant estate; and shall be covenants which run to the benefit of the owners of all or any portion of the dominant estate, their successors and assigns.

The Easement shall be located along the easterly boundary of Grantors' Property and shall run the entire length of Grantors' Property. The Easement shall be maintained at all times by Grantor so as to enable Grantee to have unlimited vehicular and pedestrian ingress and egress to Grantee's Property from Highway 112 and to enable Grantee to install, operate, maintain, repair and

**POOR COPY**

TOOELE COUNTY RECORDER  
*Calleen B. Peshell*

replace storm drains, sewers, water systems, gas systems, electrical systems, communication systems and other utilities necessary or desirable for the development and operation of Grantee's Property. Grantors shall not construct or install any buildings or improvements on the Easement which would affect Grantee's use thereof.

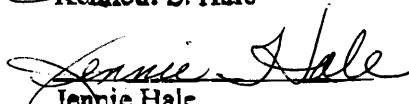
Grantors hereby authorize Grantee, at Grantee's option, to install a fence along the West boundary of the Easement and to grade or pave a roadway across the Easement.

Grantors acknowledge that Grantee intends to subdivide and develop Grantee's Property. Grantors consent to Grantee's development of Grantee's Property in any manner that Grantee desires. Grantors agree that they will reasonably cooperate with Grantee's development of Grantee's Property and that they will not take any action to stop, restrain, limit or delay Grantee's development of Grantee's Property.

Nothing contained in this Agreement will be deemed to be a gift or dedication of any portion of Grantors' Property to the general public or for any public purposes whatsoever; provided, however, that if at any time Grantee determines that it is necessary or desirable in connection with the development and operation of Grantee's Property to create a dedicated road at the location of the Easement, Grantors agree to cooperate with Grantee and to permit the dedication of a road at the location of the Easement.

IN WITNESS WHEREOF, the Grantors have set their hands this 25 day of June, 2002.

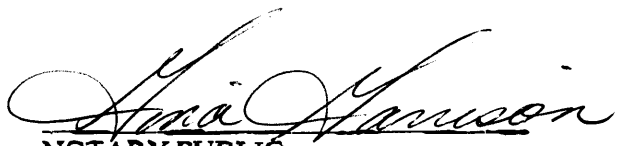
  
Kenneth L. Hale

  
Jennie Hale

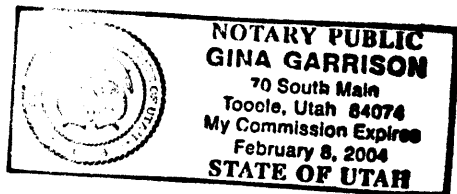
STATE OF UTAH                    )  
  ).ss.  
COUNTY OF TOOELE        )

The foregoing instrument was acknowledged before me this 25 day of June, 2002, by Kenneth L. Hale and Jennie Hale.

My Commission Expires:  
02/08/04

  
NOTARY PUBLIC  
Residing at: Tooele County, UT

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Beginning on the Southwesterly line of Highway 112 at a point South  $00^{\circ}07'13''$  East 6.25 feet from the Southwest corner of Lot 2, Section 4, Township 3 South, Range 5 West, Salt Lake Base and Meridian, and South  $54^{\circ}33'07''$  East 556.44 feet to point of beginning; also described as being South  $00^{\circ}17'13''$  East 1342.0 feet from the North quarter corner of Section 4, Township 3 South, Range 5 West, Salt Lake Base and Meridian; and South  $54^{\circ}33'07''$  East 556.44 feet to point of beginning, point of beginning also is the East line of property owned by Matthew Alan Brown and Wendy P. Brown; and running thence South  $1^{\circ}19'57''$  East 1480.97 feet along the Easterly line of said Brown property; thence East 615.92 feet; thence North  $1^{\circ}19'57''$  West 1051.70 feet to the Southwesterly line of Highway 112; thence North  $55^{\circ}33'54''$  West 758.93 feet to the point of beginning.

## EXHIBIT "8"

BEGINNING AT A POINT ON THE QUARTER SECTION LINE, SAID POINT BEING NORTH 0 DEG 08 MIN 36 SEC EAST 536.56 FEET ALONG THE QUARTER SECTION LINE FROM THE SOUTH QUARTER CORNER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING; THENCE NORTH 0 DEG 08 MIN 36 SEC EAST 786.93 FEET ALONG THE QUARTER SECTION LINE TO THE 1/16TH CORNER; THENCE SOUTH 89 DEG 51 MIN 24 SEC EAST 32.33 FEET ALONG THE 40 ACRES LINE TO THE PROJECTION OF A FENCE LINE; THENCE NORTH 0 DEG 22 MIN 48 SEC WEST 1531.70 FEET TO AND ALONG THE SAID FENCE LINE TO THE SOUTH LINE OF THE MATTHEW ALLEN BROWN AND WENDY P. BROWN PROPERTY AS DEFINED IN A WARRANTY DEED RECORDED IN THE TOOELE COUNTY RECORDER'S OFFICE, RECORDED FEBRUARY 16, 1994, ENTRY NO. 062652, BOOK 368, PAGE 729; THENCE EAST 453.86 FEET ALONG THE SOUTH LINE OF THE SAID BROWN PROPERTY TO THE WEST LINE OF THE ALAN W. AND ELLEN JOYCE NORTON PROPERTY AS DEFINED IN A WARRANTY DEED, RECORDED IN THE TOOELE COUNTY RECORDER'S OFFICE, RECORDED JUNE 28, 1995, ENTRY NO. 075129, BOOK 398, PAGE 93; THENCE SOUTH 1 DEG 10 MIN 57 SEC EAST 698.99 FEET ALONG THE WEST LINE TO THE SOUTHWEST CORNER OF THE SAID NORTON PROPERTY; THENCE EAST 1310.94 FEET ALONG THE SOUTH LINE OF THE SAID NORTON PROPERTY TO AND ALONG THE SOUTH LINE OF THE RUTH ANN ANDERSON PROPERTY AS DEFINED IN A WARRANTY DEED RECORDED IN THE TOOELE COUNTY RECORDER'S OFFICE, RECORDED APRIL 23, 1992, ENTRY NO. 047186, BOOK 331, AT PAGE 65 AND 66; THENCE SOUTH 2 DEG 43 MIN 31 SEC EAST 2.77 FEET ALONG THE SOUTH LINE OF THE SAID RUTH ANN ANDERSON PROPERTY TO A POINT 0.44 FEET WEST OF AN EXISTING REBAR FOUND IN THE FIELD REPRESENTING A PROPERTY CORNER AND CALLED FOR IN THE CLAUDE E. AND EDWARD C. ROBERTS WARRANTY DEED ON FILE IN THE TOOELE COUNTY RECORDER'S OFFICE, RECORDED MAY 14, 1993, ENTRY NO. 056228, BOOK 351 AT PAGE 193; THENCE SOUTH 0 DEG 07 MIN 43 SEC WEST 1604.36 FEET ALONG THE WEST LINE TO THE SOUTHWEST CORNER OF THE SAID ROBERTS PROPERTY; THENCE SOUTH 89 DEG 36 MIN 01 SEC WEST 1799.95 FEET TO THE QUARTER SECTION LINE, BEING THE POINT OF BEGINNING.