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REV052314

Return to:
Rocky Mountain Power
Lisa Louder/Greg Peterson/Santaquin
1407 West North Temple Ste. 110
Salt Lake City, UT 84116



ENT 59954:2014 PG 1 of 4
JEFFERY SMITH
UTAH COUNTY RECORDER
2014 Aug 25 1:43 pm FEE 16.00 BY ED
RECORDED FOR PACIFI CORP

Project Name: Watts Enterprise
WO#: 5908280

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, UVSL INVESTORS LLC (“Grantor”), hereby grants to PacifiCorp, an Oregon Corporation, d/b/a Rocky Mountain Power its successors and assigns, (“Grantee”), an easement for a right of way 15 feet in width and 200 feet in length, more or less, for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of underground electric power transmission, distribution and communication lines and all necessary or desirable accessories and appurtenances thereto, including without limitation: wires, fibers, cables and other conductors and conduits therefor; and pads, transformers, switches, cabinets, and vaults on, across, or under the surface of the real property of Grantor in UTAH County, State of UTAH more particularly described as follows and as more particularly described and/or shown on Exhibit(s) “A” attached hereto and by this reference made a part hereof:

Legal Description: An easement beginning on the north property line running in a south direction about 200’ of said property; Lot 1 Plat B, Pheasant View Section 15, T8S, R3E, SLB&M

Assessor Parcel No. 49:768:0001

Together with the right of access to the right of way from adjacent lands of Grantor for all activities in connection with the purposes for which this easement has been granted; and together with the present and (without payment therefor) the future right to keep the right of way clear of all brush, trees, timber, structures, buildings and other hazards which might endanger Grantee’s facilities or impede Grantee’s activities.

At no time shall Grantor place or store any flammable materials (other than agricultural crops), or light any fires, on or within the boundaries of the right of way. Subject to the foregoing limitations, the surface of the right of way may be used for agricultural crops and other purposes not inconsistent, as determined by Grantee, with the purposes for which this easement has been granted.

The rights and obligations of the parties hereto shall be binding upon and shall benefit their respective heirs, successors and assigns.

To the fullest extent permitted by law, each of the parties hereto waives any right it may have to a trial by jury in respect of litigation directly or indirectly arising out of, under or in connection with this agreement. Each party further waives any right to consolidate any action in which a jury trial has been waived with any other action in which a jury trial cannot be or has not been waived.

Dated this 28th day of July, 2014.

Rick Wang / RUSSELL K. WANG - MEMBER
GRANTOR

GRANTOR

Acknowledgement by an Individual Acting on His Own Behalf:

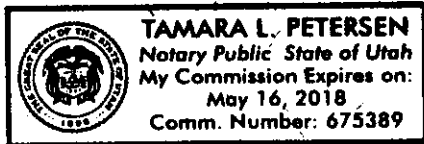
STATE OF Utah)
County of Salt Lake) SS.)

On this 28 day of July, 2014, before me, the undersigned Notary Public in and for said State, personally appeared Russell K Watts (name), known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that (he/she/they) executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Tamara L. Petersen
(notary signature)

NOTARY PUBLIC FOR Utah (state)
Residing at: 5200 So Highland Dr. (city, state)
My Commission Expires: 5/16/18 (d/m/y)

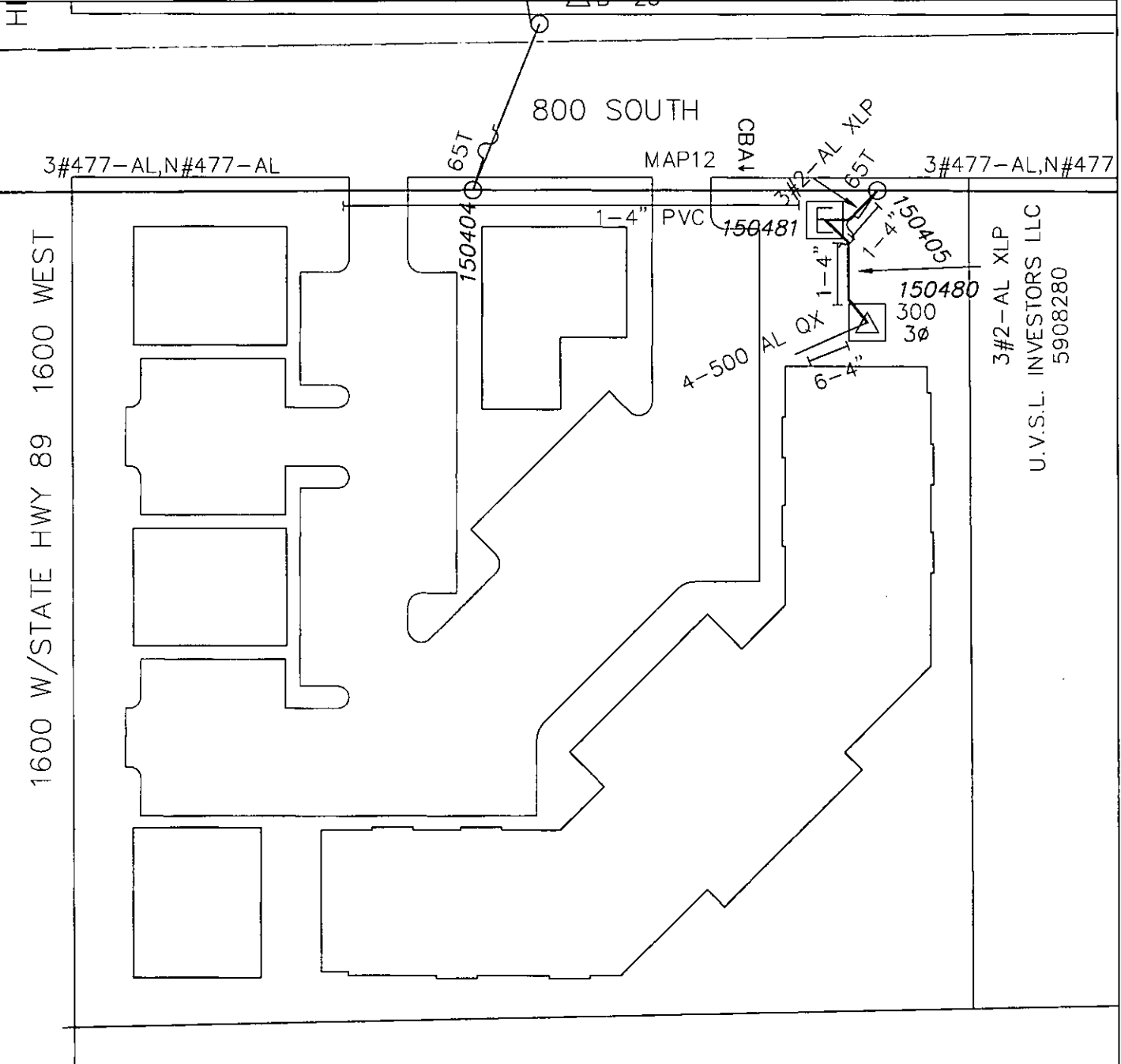


PROPERTY DESCRIPTION

SECTION: SEC15, T8S, R3E SLB&M

UTAH, UTAH

PARCEL #: 49:768:0001



CC #: 11421 WO #: 5908280

OWNER: UVSL INVESTORS LLC

AUTHOR:

THIS DRAWING SHOULD BE USED ONLY AS A REPRESENTATION OF THE LOCATION OF THE EASEMENT BEING CONVEYED. THE EXACT LOCATION OF ALL STRUCTURES, LINES AND APPURTENANCES IS SUBJECT TO CHANGE.

EXHIBIT A



SCALE: NONE