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01/31/2020 01:52 PM \$40.00  
Book - 10891 Pg - 5860-5864  
**RASHELLE HOBBS**  
RECORDER, SALT LAKE COUNTY, UTAH  
ROCKY MOUNTAIN POWER  
ATTN: LISA LOUDER  
1407 W NORTH TEMPLE STE 110  
SLC UT 84116-3171  
BY: TBA, DEPUTY - WJ 5 P.

REV05042015

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

Project Name: Advantage Arts  
WO#: 6741571  
RW#:

### UNDERGROUND RIGHT OF WAY EASEMENT

Bastian Family Foundation

For value received, **Bastian Family Foundation** ("Grantor"), hereby grants Rocky Mountain Power, an unincorporated division of PacifiCorp its successors and assigns, ("Grantee"), an easement for a right of way 10 feet in width and 202 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 **Salt Lake 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:

A part of the Northwest Quarter of Section 26, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, Herriman City, Salt Lake County, Utah

Beginning at a point on the future South right-of-way line of 11800 South Street, being 579.78 feet North 89°59'04" West along the Section line, and 67.00 feet South 0°00'56" West from the North Quarter Corner of said Section 26; thence South 0°00'56" West 10.00 feet; thence North 89°59'04" West 202.05 feet along a line parallel and 10 feet perpendicularly distance South from said South line of 11800 South Street to the East line of Advantage Arts Subdivision; thence North 0°00'56" East 10.00 feet along said East line to said South line of 11800 South Street; thence South 89°59'04" East 202.05 feet along said South line to the point of beginning.

Contains: 2,020 sq.ft.

2626100004

Assessor Parcel No. 2626100004

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 16 day of January, 2020

MB  
~~The Last Holdout LLC~~ GRANTOR  
Bastian Family Foundation  
Marye Bastian  
(Insert Grantor Name Here) GRANTOR

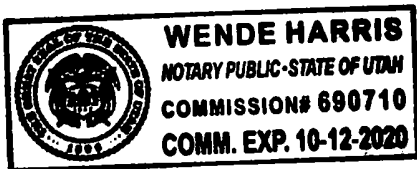
**Acknowledgment by Trustee, or Other Official or Representative Capacity:**

STATE OF UTAH )  
 ) ss.  
County of Salt Lake )

On this 16th day of January, 2020, before me, the undersigned Notary Public in and for said State, personally appeared Mary E. Bastian (representative's name), known or identified to me to be the person whose name is subscribed as Trustee (title/capacity in which instrument is executed) of Bastian Family Foundation 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.

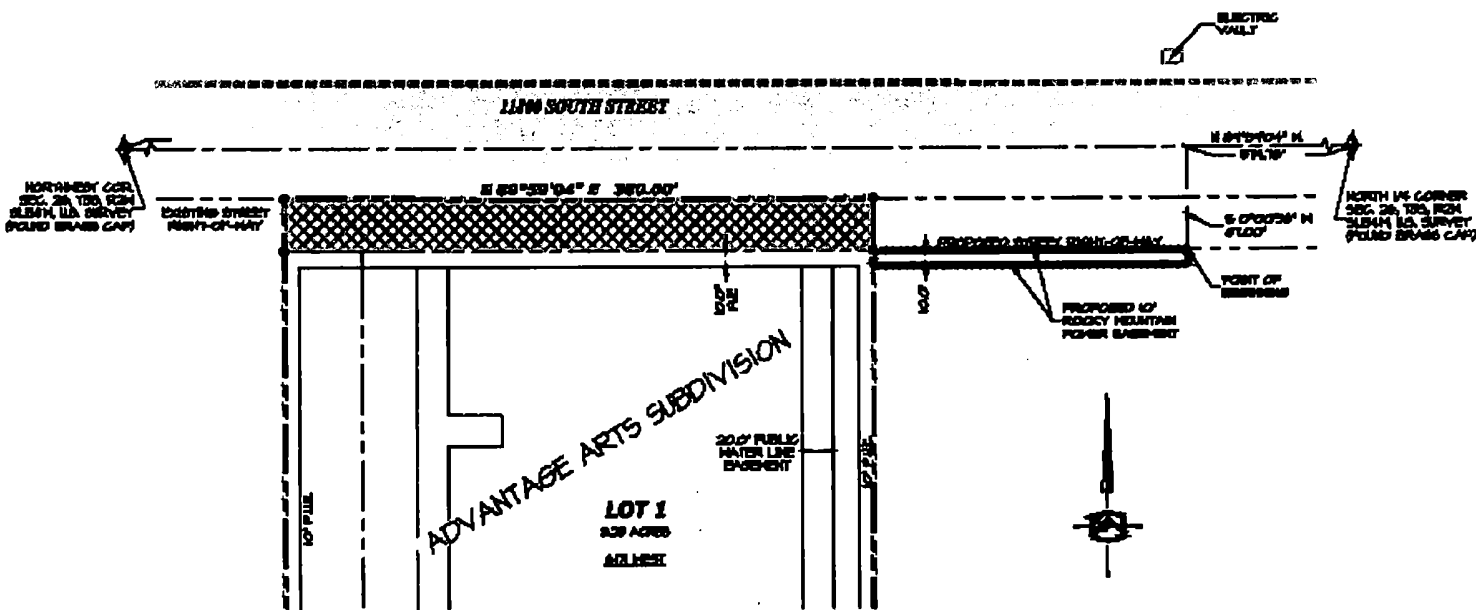
  
(notary signature)



NOTARY PUBLIC FOR STATE OF UTAH (state)  
Residing at: Salt Lake City, Utah (city, state)  
My Commission Expires: 10-12-2020 (d/m/y)

**Property Description**

Quarter: \_\_\_\_\_ Quarter: \_\_\_\_\_ Section: 26 Township 03 (N or S),  
 Range 002.0 (E or W), Salt Lake Meridian  
 County: Salt Lake County State: Utah  
 Parcel Number: 262610004



**EXHIBIT A**  
*Walter E. Bastian*  
 CUSTOMER SIGNATURE

CH: 17431 WO#: 6741571 MB  
 andowner Name: *Last Holdout*  
 drawn by: *LJK Bastian Family Foundation*

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 within the boundaries of the described easement area.

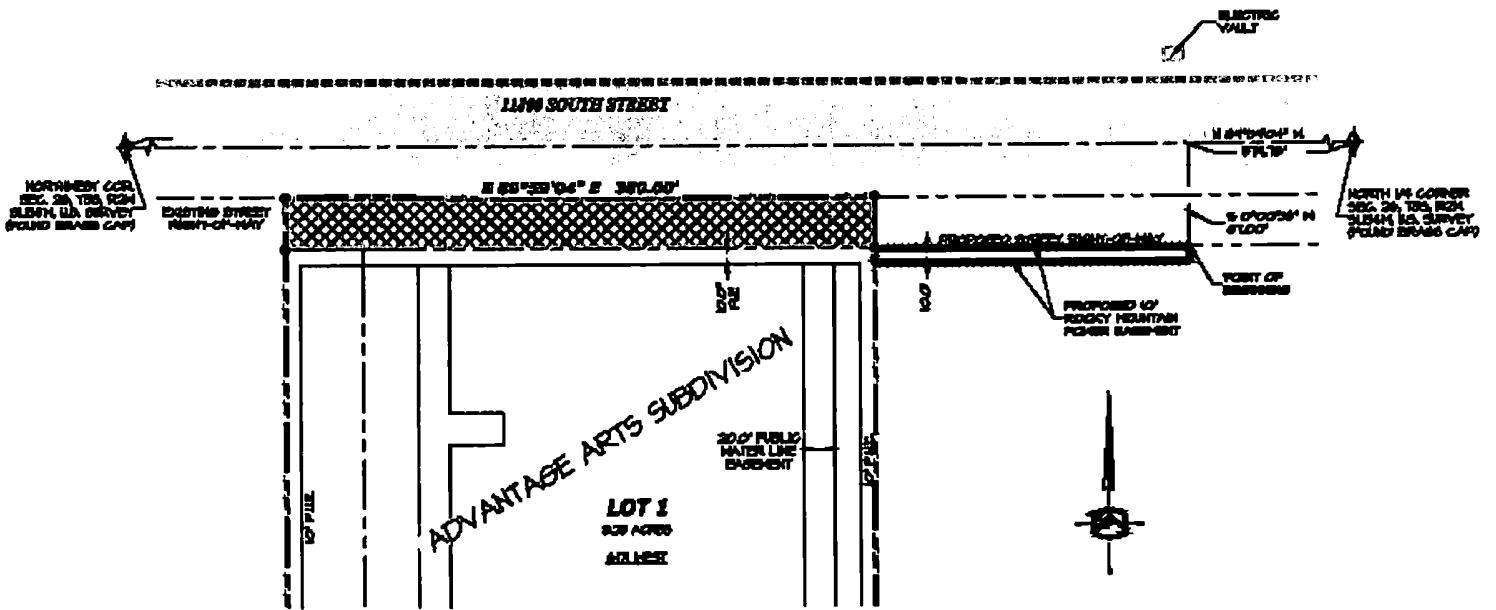
**EXHIBIT A**



SCALE: *NA*

# Property Description

Quarter: \_\_\_\_\_ Quarter: \_\_\_\_\_ Section: 26 Township 03 (N or S),  
 Range 02.0 (E or W), Salt Lake Meridian  
 County: Salt Lake County State: Utah  
 Parcel Number: 262610004



## EXHIBIT A

CUSTOMER SIGNATURE

WO#: 6741571

Owner Name: Bastian Family Foundation

Drawn by: LJK

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 within the boundaries of the described easement area.

## EXHIBIT A



SCALE: NA