

WHEN RECORDED MAIL TO:  
Questar Gas Company  
P.O. Box 45360, Right-of-way  
Salt Lake City, UT 84145-0360  
0002017460.lc:DE

Space above for County Recorder's use  
PARCEL I.D.# 45-678-0001

**RIGHT-OF-WAY AND EASEMENT GRANT**  
ROW# 41179

ROLLERMILLS APARTMENTS, LLC, A Utah Limited Liability Company, an undivided 50.00% interest as tenant-in-common and VINEYARD 87 APRATMENTS, LLC, A Utah Limited Liability Company, an undivided 50.00% interest as tenant-in-common, "Grantor", does hereby convey and warrant to QUESTAR GAS COMPANY, a corporation of the State of Utah, dba Dominion Energy Utah, Grantee, its successors and assigns, for the sum of ONE DOLLAR (\$1.00) in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, a centerline right-of-way and easement 20.00 feet in width to construct, lay, maintain, operate, repair, alter, inspect, protect, make connections to, remove and replace pipelines, valves, valve boxes and install cathodic monitoring and mitigation facilities and other gas transmission and distribution facilities (hereinafter collectively called "Facilities"), through and across the following described land and premises situated in the County of Utah, State of Utah, and more particularly described as follows, to-wit:

A 20-FOOT-WIDE STRIP OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 16 AND NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH, BEING 10 FEET ON EACH SIDE OF THE FOLLOWING CENTERLINE:  
BEGINNING AT A POINT LOCATED SOUTH 00° 22' 32" WEST 2084.81 FEET ALONG THE SECTION LINE AND WEST 229.19 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 15, T.5S. R.1E. S.L.B.&M, SAID POINT BEING ON THE WEST BOUNDARY OF LEHI TECH SUBDIVISION PLAT "A" AS RECORDED IN ENTRY 16603:2019 IN THE OFFICE OF THE UTAH COUNTY RECORDER;  
THENCE ALONG AN EXISTING BURIED NATURAL GAS LINE THE FOLLOWING 6 CALLS:

1. SOUTH 82° 01' 00" EAST 199.19 FEET;
2. SOUTH 71° 03' 07" EAST 161.28 FEET;
3. SOUTH 10° 18' 31" WEST 95.63 FEET;
4. SOUTH 09° 05' 17" EAST 57.84 FEET;
5. SOUTH 19° 48' 18" EAST 81.90 FEET;
6. SOUTH 42° 32' 46" EAST 52.76 FEET TO THE SOUTH BOUNDARY OF SAID SUBDIVISION.

CONTAINS 12,972 SQUARE FEET OR 0.298 ACRES.

THE BASIS OF BEARING IS NORTH 0° 07' 23" EAST 5296.54 FEET BETWEEN THE NORTHWEST CORNER AND SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN.

TO HAVE AND TO HOLD the same unto said Grantee, its successors and assigns, so long as such facilities shall be maintained, with the right of ingress and egress to and from said right-of-way to construct, lay, maintain, operate, repair, alter, inspect, protect, make connections to, remove and replace the same. This right-of-way and easement shall carry with it the right to use any available access road(s) for the purpose of conducting the foregoing activities. During temporary periods, Grantee may use such portion of the property along and adjacent to said right-of-way as may be reasonably necessary in connection with construction, maintenance, repair, removal or replacement of the Facilities. Grantor(s) shall have the right to use said premises except for the purposes for which this right-of-way and easement is granted to Grantee, provided such use does not interfere with the facilities or any other rights granted to Grantee hereunder.

Without limiting the generality of the foregoing, Grantor(s) does hereby covenant, warrant and agree as follows:

1. Grantor(s) shall not build or construct, nor permit to be built or constructed, over or across the right-of-way, any building, retaining walls, rock walls, footings or improvement which impairs the maintenance or operation of the Facilities.
2. Grantor(s) shall not change the contour within the right-of-way without prior written consent of Grantee.
3. Grantor(s) shall not plant, or permit to be planted, any deep rooted trees, or any vegetation with roots that may damage the Facilities, within the right-of-way, without prior written consent of Grantee.
4. Grantor(s) shall not place personal property within the right-of-way that impairs the maintenance or operation of the Facilities.
5. Grantee shall have the right to cut and remove timber, trees, brush, overhanging branches, landscaping and improvements or other obstructions of any kind and nature which may injure or interfere with Grantee's use, occupation or enjoyment of this easement and right-of-way, without liability to Grantor(s), and without any obligation of restoration or compensation.
6. Grantor(s) agrees to indemnify, hold harmless and defend Grantee, its agents and employees, from all claims, mechanics liens, demands, damages, actions, costs and charges for personal injury and property damage, and any other liabilities, including attorney's fees, arising out of or by any reason of Grantor's use of the easement or any activities conducted thereon by Grantor(s), his/her/its agents, employees, invitees or as a result of Grantor's negligence.

This right-of-way shall be binding upon and inure to the benefit of the successors and assigns of Grantor(s) and the successors and assigns of Grantee, and may be assigned in whole or in part by Grantee.

It is hereby understood that any parties securing this grant on behalf of Grantee are without authority to make any representations, covenants or agreements not herein expressed.

WITNESS the execution hereof this 1 day of September, 2020.

ROLLERMILLS APARTMENT, LLC

By-  \_\_\_\_\_  
MARK HAMPTON, Manager

By-  \_\_\_\_\_  
KEVIN GARN, Manager

VINEYARD 87 APARTMENTS, LLC

By-  \_\_\_\_\_  
PETER EVANS, Manager

STATE OF UTAH )  
 ) ss.  
COUNTY OF Utah )

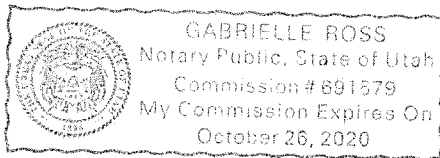
On the 2 day of September, 2020 personally appeared before me Mark Hampton who, being duly sworn, did say that he/she is a Manager of Rollermills Apartments, LLC, and that the foregoing instrument was signed on behalf of said company by authority of its Articles of Organization or its Operating Agreement.



Skye Muhlestein  
Notary Public

STATE OF UTAH )  
 ) ss.  
COUNTY OF Davis )

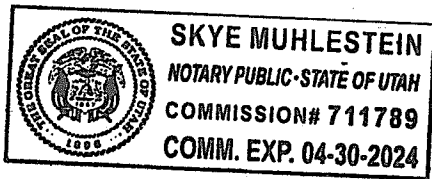
On the 1 day of September, 2020 personally appeared before me Kevin J. Garn who, being duly sworn, did say that he/she is a Manager of Rollermills Apartments, LLC, and that the foregoing instrument was signed on behalf of said company by authority of its Articles of Organization or its Operating Agreement.



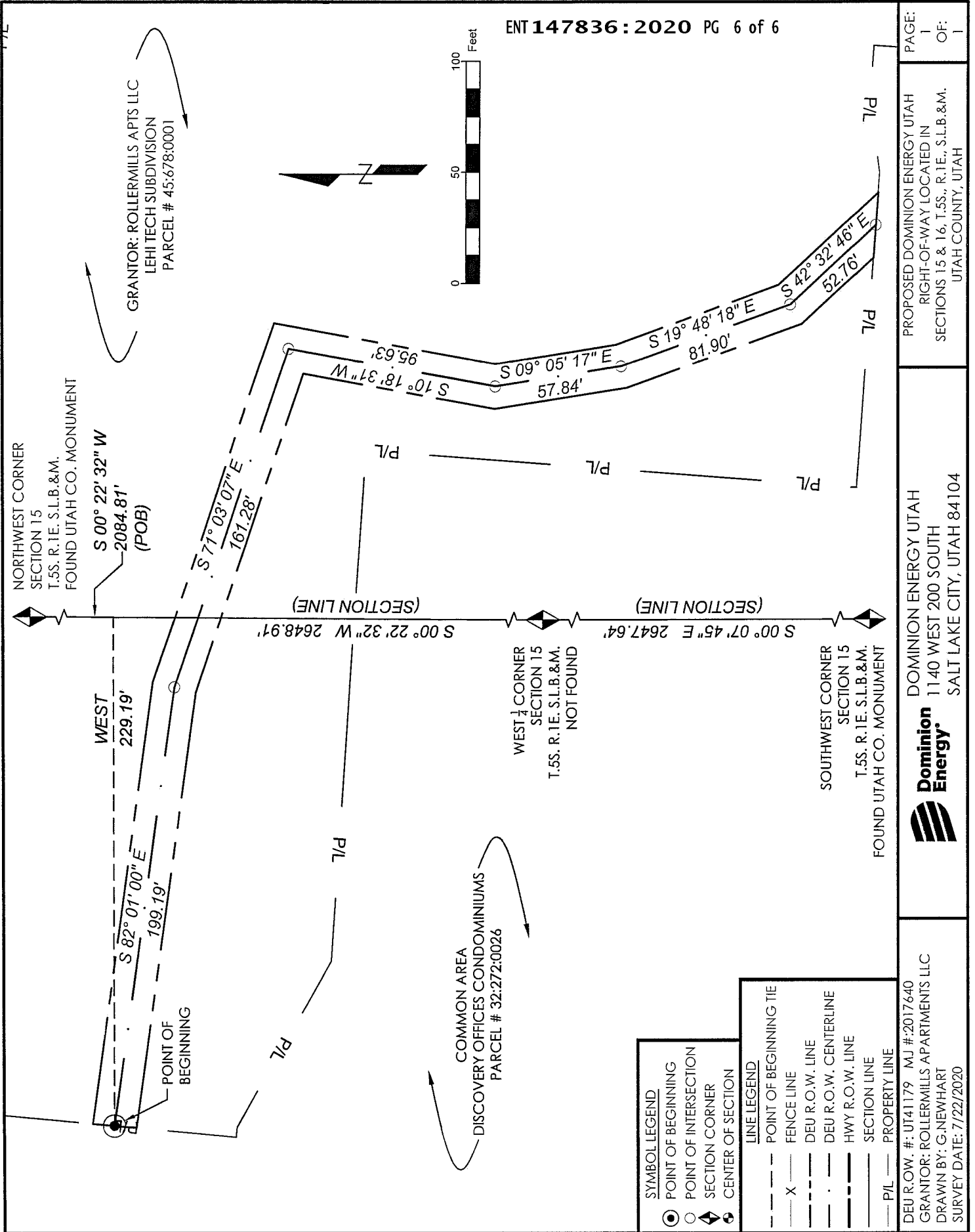
Gabrielle Ross  
Notary Public

STATE OF UTAH )  
 ) ss.  
COUNTY OF Utah )

On the 4 day of September, 20   personally appeared before me  
Peter Evans who, being duly sworn, did say  
that he/she is a Manager of Vineyard 87 Apartments LLC, and that the  
foregoing instrument was signed on behalf of said company by authority of its Articles of  
Organization or its Operating Agreement.



Skye Muhlestein  
Notary Public



SYMBOL LEGEND	
	POINT OF BEGINNING
	POINT OF INTERSECTION
	SECTION CORNER
	CENTER OF SECTION
LINE LEGEND	
	POINT OF BEGINNING TIE
	FENCE LINE
	DEU R.O.W. LINE
	DEU R.O.W. CENTERLINE
	HWY R.O.W. LINE
	SECTION LINE
	PROPERTY LINE

DEU R.O.W. #: UT41179 MJ #: 2017640  
 GRANTOR: ROLLERMILLS APARTMENTS LLC  
 DRAWN BY: G. NEWHART  
 SURVEY DATE: 7/22/2020

**DOMINION Energy**  
 DOMINION ENERGY UTAH  
 1140 WEST 200 SOUTH  
 SALT LAKE CITY, UTAH 84104

PROPOSED DOMINION ENERGY UTAH  
 RIGHT-OF-WAY LOCATED IN  
 SECTIONS 15 & 16, T.5S., R.1E., S.L.B.&M.  
 UTAH COUNTY, UTAH

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