

When recorded, mail to:
Skylar Tolbert
Ivory Development, LLC
978 Woodoak, Lane
Salt Lake City, Utah 84117

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NS-495

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Page 1 of 5
Rhonda Francis Summit County Recorder
04/13/2022 02:53:48 PM Fee \$40.00
By COTTONWOOD TITLE INSURANCE AGENCY, INC.
Electronically Recorded

Grant of Easement

This GRANT OF EASEMENT (the “**Grant**”) is made this 12th day of April, 2022, between Melvin R. Brown and Sally Jill Brown as joint tenants (“**Brown**”), in favor of Ivory Development, LLC (“**Ivory**”).

RECITALS

- A. Brown is the owner of those certain parcels of real property in Summit County, Utah (the “**Brown Parcels**”), more particularly described on Exhibit A;
- B. Ivory Development is purchasing an adjacent parcel of real property in Summit County, Utah (the “**Ivory Parcel**”) from Brown, more particularly described on Exhibit B, and is an owner of various other parcels near the Brown Parcels;
- C. Ivory desires that it be able to improve the Brown Parcels as part of the cohesive development of the Ivory Parcel and other surrounding parcels (the “**Easement**”);
- D. As an integral part of the consideration of Ivory purchase of the Ivory Parcel from Brown, Brown agreed to convey the Easement.
- E. Brown is willing to grant to Ivory the Easement, on the terms and conditions set forth in this Grant.

NOW THEREFORE, in consideration of the mutual promises and covenants contained in this Grant, the Parties hereto agree as follows:

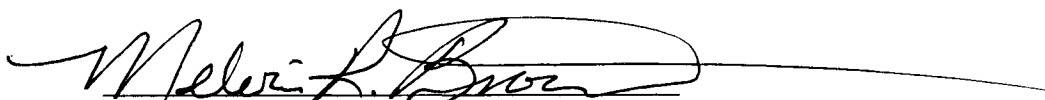
1. Grant of Easement by Brown. Brown hereby grants to Ivory the Easement, being a perpetual and exclusive easement on, over and across the Brown Parcels for the purpose of the construction, installation and maintenance of public or private infrastructure serving the Ivory Parcel, and/or any other parcel owned or controlled by Ivory or its affiliates, including but not limited to culinary water, secondary water, storm drain, sewer, land drain, telecommunications, trails, or other infrastructure required by any city, county, or other municipality (“**Improvements**”).

2. Term. The Easement shall continue indefinitely and shall run with the Ivory Parcel and Ivory personally and shall terminate only upon the written and recorded abandonment by Ivory of the Easement. Upon any such termination, the Easement shall automatically revert to Brown or its successors in title.

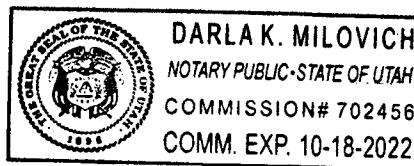
3. **Succession and Assignment.** This Grant shall be binding upon Brown and inure to the benefit of Ivory and its successors in interest and title. The rights and obligations provided under this Grant shall run with the land and shall be enforceable by Ivory personally, regardless of its ownership of the Ivory Parcel. Ivory shall have the right to dedicate the Improvements and the Easement and to assign all of its's rights and responsibilities related thereto to the applicable municipality or service district.

6. **Exhibits.** The exhibits attached hereto are by this reference incorporated into this Grant and made a part thereof.

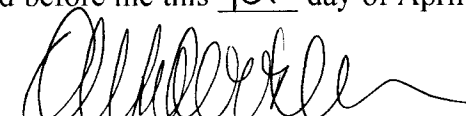
IN WITNESS WHEREOF, the parties hereto have signed this Grant on the date indicated below, to be effective as of the date first indicated above.


MELVIN R. BROWN

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

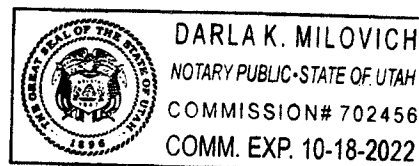


The foregoing instrument was acknowledged before me this 12 day of April 2022, by Melvin R. Brown.


NOTARY PUBLIC


SALLY JILL BROWN

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)



The foregoing instrument was acknowledged before me this 12 day of April 2022, by Sally Jill Brown.


NOTARY PUBLIC

Exhibit "A"

Legal Description of Brown Parcels

A parcel of land located in Section 22, Township 2 North, Range 5 East, Salt Lake Base and Meridian, described as follows:

Beginning at a point on the West line of the Southwest quarter of said Section 22, said point being North 00°50'30" West 1204.57 feet along the section line from the Southwest corner of said Section 22, and running thence North 00°50'30" West 820.15 feet along said West line; thence North 90°00'00" East 181.97 feet; thence South 33°55'36" East 94.42 feet; thence South 42°57'58" East 71.47 feet; thence South 28°52'56" East 203.52 feet; thence South 08°10'24" East 127.98 feet; thence South 06°09'35" West 390.68 feet; thence North 89°21'23" West 345.93 feet to the point of beginning.

Exhibit "B"

Legal Description of the Ivory Parcel

The North 1/2 of the Southwest 1/4 and the North 10 rods of the Southwest 1/4 of the Southwest 1/4 (Beginning 70 rods North of the Southwest corner; thence East 80 rods; thence North 10 rods; thence West 80 rods; thence South 10 rods to the beginning) of Section 22, Township 2 North, Range 5 East, Salt Lake Base & Meridian.

ALSO:

The West 1/2 of the Northeast 1/4, of Section 22, Township 2 North, Range 5 East, Salt Lake Base & Meridian.

ALSO:

The East 1/2 of the Northwest 1/4, Section 22, Township 2 North, Range 5 East, Salt Lake Base & Meridian.

LESS AND EXCEPTING the following:

Beginning at the Northeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 22, Township 2 North, Range 5 East, Salt Lake Base & Meridian, and running thence South 89°02'38" East 733.23 feet, more or less, along the North Section line to an existing fence line; the following 8 courses are along said fence line, thence South 07°48'17" West 192.11 feet; thence South 32°57'17" West 100.42 feet; thence South 48°39'02" West 519.01 feet; thence South 21°23'27" West 310.15 feet; thence South 78°47'50" West 130.09 feet; thence South 00°14'16" West 337.12 feet; thence South 18°30'39" East 18.92 feet; thence South 03°10'05" West 22.71 feet; thence South 81°34'27" West 25.70 feet, more or less, to the Southeast corner of the Northwest 1/4 of the Northwest 1/4 of said Section 22; thence North 1325.28 feet, more or less, to the point of beginning.

ALSO LESS AND EXCEPTING the following:

A parcel of land located in Section 22, Township 2 North, Range 5 East, Salt Lake Base and Meridian, described as follows:

Beginning at a point on the West line of the Southwest quarter of said Section 22, said point being North 00°50'30" West 1204.57 feet along the section line from the Southwest corner of said Section 22, and running thence North 00°50'30" West 820.15 feet along said West line; thence North 90°00'00" East 181.97 feet; thence South 33°55'36" East 94.42 feet; thence South 42°57'58" East 71.47 feet; thence South 28°52'56" East 203.52 feet; thence South 08°10'24" East 127.98 feet; thence South 06°09'35" West 390.68 feet; thence North 89°21'23" West 345.93 feet to the point of beginning.

ALSO LESS AND EXCEPTING the following:

Beginning at the West 1/4 Corner of Section 22, Township 2 North, Range 5 East, Salt Lake Base & Meridian, and running thence North $89^{\circ}43'52''$ East 175.00 feet along the 1/4 Section line; thence South $22^{\circ}06'46''$ East 215.99 feet; thence South $13^{\circ}33'18''$ East 314.00 feet; thence West 322.49 feet to a point on the section line; thence North $0^{\circ}50'30''$ West 504.59 feet along the section line to the point of beginning.