

After Recording Mail To:  
GRANGER-HUNTER IMPROVEMENT DISTRICT  
2888 South 3600 West  
West Valley City Ut 84119

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03/23/2012 11:26 AM \$0.00  
Book - 10001 Ps - 7273  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
GRANGER-HUNTER IMP. DISTRICT  
PO BOX 701110  
WVC UT 84170  
BY: ZJM, DEPUTY - WI 1 P.

GRANT OF EASEMENT

For and in consideration of One Dollar (\$1.00) and other good and valuable consideration paid to TRAN, VUONG & B YEN TRS / TUBROZ, LLC, hereinafter referred to as Grantor, by GRANGER-HUNTER IMPROVEMENT DISTRICT, hereinafter referred to as Grantee, the receipt of which is hereby acknowledged, the GRANTOR does hereby grant, bargain, sell, transfer, and convey unto the GRANTEE, its successors and/or assigns, a perpetual easement and right-of-way for construction and continued maintenance, repair, alteration, and replacement of a sewer line, across, and through the land of the GRANTOR situated in Salt Lake County, State of Utah, said land being described as follows:

(EASEMENT 1 SOUTH PORTION)

Beginning at a point N 03°25'55" E 46.11', more or less from and existing Sewer Manhole Located in Whitlock Ave; said Point of Beginning being herein described as located S 00°07'07" E (Basis of Bearing) 540.29' along the center line of Redwood Road, and East along the Centerline of Whitlock Ave 181.0' and N 03°25'55" E 33.06' from the Center of Section 22, Township 1 South, Range 1 West, Salt lake Base and Meridian; said point of beginning also being on the North line of Whitlock Ave; thence along the centerline of a 20' wide easement; for the purpose of access and repair and maintenance and the appurtenance thereof; and extending 10' both sides of the following described sewer centerline: N 03°25'55" E 42.0; thence N 00°07'00" W 46.43' to the Tubroz property line and the point of easement terminus.

To have and to hold the same unto the Grantee, its successors and assigns, so long as such sewer line shall be maintained, with the right of ingress and egress to and from said right of way to maintain, operate, repair, inspect, protect, remove, and replace the same. During temporary periods the GRANTEE may use such portion of the property along and adjacent to said right of way as may be reasonably necessary in connection with the construction, maintenance, repair, removal or replacement of the sewer line. The GRANTOR shall have the right to use the said premises except for the purposes for which these easements are granted to the GRANTEE, provided such use does not interfere with the sewer line or any other rights granted to the GRANTEE hereunder.

The GRANTOR shall not build or construct nor permit to be built or constructed, any building or their improvement over, across, or under said easements, nor change the contour thereof without written consent of the GRANTEE. The Grant of Easement shall be binding upon and inure to the benefit of the successors and assigns of the GRANTOR and the successors and assigns of the GRANTEE and may be assigned in whole or in part by the GRANTEE.

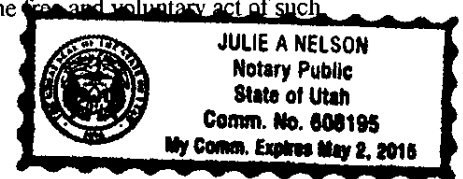
VEN TRS  
FOR: TRAN, VUONG & B YEN TRS

member  
FOR: TUBROZ LLC

STATE OF: UTAH  
COUNTY OF: SALT LAKE

I certify that on the 21 day of March AD 20 12, I know or have satisfactory evidence that the above are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they are authorized to execute the instrument and acknowledged it as to be the free and voluntary act of such parties for the uses and purposes mentioned in this instrument.

Julie Nelson  
Notary Public



My commission expires May 2, 2015 Residing in 2309 Redwood  
SLC UT 84119