

When Recorded, please return to:
Rocky Mountain Power
Lisa Louder/Lisa Baker
1407 West North Temple Ste. 110
Salt Lake City, UT 84116

Tooele County Tax Parcel No.: a portion of 04-070-0-0021

GRANT OF EASEMENT

THIS GRANT OF EASEMENT ("GRANT OF EASEMENT") is entered into this 13th day of October, 2021, by **CARY EDWARD TRATOS** (the "Grantor"), whose address is 4886 Choctaw, West Valley City, Utah 84120, in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants, sells, bargains, conveys and warrants, by all claiming by through or under Grantors but not otherwise, to **ROCKY MOUNTAIN POWER, an unincorporated division of PacifiCorp, an Oregon corporation** ("Grantee"), whose address is 1407 West North Temple, Suite 110, Salt Lake City, Utah, 84116, a perpetual, non-exclusive easement (the "Easement"), solely for the purpose of the construction, reconstruction, operation, maintenance, repair, replacement, and removal of buried or underground electric powerlines, together with all necessary or desirable (a) underground accessories and appurtenances thereto, including without limitation, wires, fibers, cables and other conductors and conduits therefore and (b) above ground pads, transformers, switches, vaults and cabinets, on, over, under, and across certain real property owned by Grantors, located in Tooele County, State of Utah and more particularly described on **Exhibit "A"** attached hereto and as graphically depicted on **Exhibit "B"** attached hereto.

Notwithstanding anything in this Grant of Easement to the contrary, nothing herein shall prohibit the Grantor from using the Easement or any other real property owned by Grantor adjacent thereto, for any lawful purpose, including, but not limited to any development thereon, so long as such use is not incompatible or inconsistent with the quiet enjoyment of the rights and easements granted herein.

This Grant of Easement shall be deemed to run with the real properties described on Exhibit "A" and as depicted on Exhibit "B" attached hereto and shall be binding upon and inure to the benefit of the successors and assigns of Grantor.

The provisions of this Grant of Easement shall be governed by and construed in accordance with the laws of the State of Utah. If any provision of this instrument or the application thereof to any person or circumstance shall be invalid or unenforceable to any extent, the remainder of this instrument and the application of such provision to other persons or

EXHIBIT "A"
TO
GRANT OF EASEMENT

LEGAL DESCRIPTION
OF
EASEMENT

An easement located in Tooele County, State of Utah, being more particularly described as follows:

Beginning at the southwest corner of that certain property conveyed to Kennecott Utah Copper Corporation (KUCC), recorded in the office of the Tooele County Recorder as Entry No. 47580, said point also being the southeast corner of that certain property conveyed to HPT TA Properties Trust, recorded in said office as Entry No. 279199, said point also being on the north line of that certain property conveyed to Cary Edward Tratos, recorded in said office as Entry No. 93664, said point lies South $00^{\circ}16'05''$ West along the section line 132.00 feet and North $89^{\circ}43'55''$ West along said north line of said Tratos property and its extension and the south line of said KUCC property and its extension 1,158.94 feet from the East Quarter Corner of Section 35, Township 1 South, Range 4 West, Salt Lake Base and Meridian (basis of bearing being South $00^{\circ}16'05''$ West between the East Quarter corner and the Southeast Corner of Section 35, T1S, R4W, SLB&M), and running thence South $89^{\circ}43'55''$ East along said north line of said Tratos property and said south line of said KUCC property 11.00 feet; thence South $00^{\circ}16'05''$ West 15.00 feet; thence North $89^{\circ}43'55''$ West 46.00 feet; thence North $00^{\circ}16'05''$ East 15.00 feet to said north line of said Tratos property and the south line of said HPT TA Properties Trust property; thence South $89^{\circ}43'55''$ East along said north and south lines 35.00 feet to the point of beginning.

Containing 690 square feet or 0.016 acres.

Tooele County Tax Parcel No.: a portion of 04-070-0-0021

EXHIBIT "B"
TO
GRANT OF EASEMENT
GRAPHIC DEPICTION OF EASEMENT
[SEE ATTACHED]

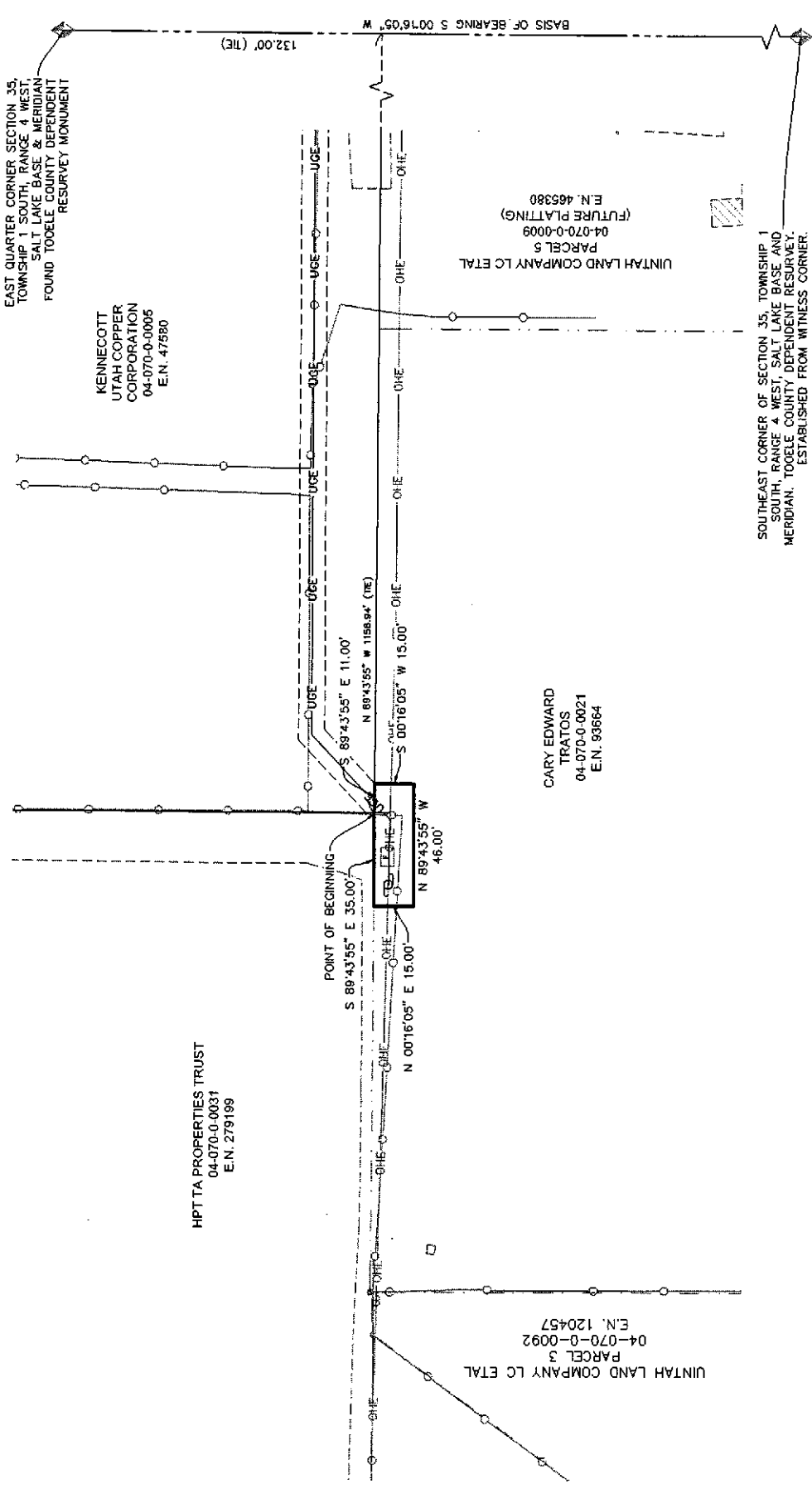
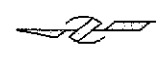
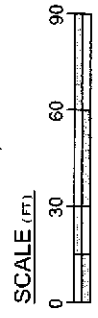


EXHIBIT "B"
TO GRANT OF EASEMENT

BINGHAM ENGINEERING	Drawn: JJS	Shk
	Checked: JJS	1
SALT LAKE CITY - (801) 532-2820	Client: JRL	of 1
GADEN - (801) 398-1662	Rev: JRL	
Print Date: 08/02/2021	Created: 12/18/20	Proj. # 5388
Copyright © 2020 Bingham Engineering, Inc. Drawing not to be revised in part or in whole without written permission.		
F:\3588\Sur\3588 Pheasant Lane Tractos PUE2.dwg		



Rev.	By	Date	Remarks

Jeremy