

WHEN RECORDED MAIL TO:
Questar Gas Company, dba Dominion Energy Utah
P.O. Box 45360, Right of Way
Salt Lake City, UT 84145
41277ATLAS.LLC.cbb

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06/17/2021 12:06 PM \$40.00
Book - 11192 Pg - 3063-3064
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
QUESTAR GAS COMPANY
PO BOX 45360
SALT LAKE CITY UT 84145
BY: GSA DEPUTY - MA 2 P.

Space above for County Recorder's Use
PARCEL I.D.# 07-35-476-006-0000

EXCLUSIVE RIGHT-OF-WAY AND EASEMENT GRANT

41277

ATLAS QOZ HOLDINGS, LLC, a Utah limited liability company, GRANTOR, does hereby convey and warrant to QUESTAR GAS COMPANY dba DOMINION ENERGY UTAH, GRANTEE, its successors and assigns, for the sum of TEN DOLLARS (\$10.00) in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, an Exclusive Right-of-Way and Easement ("Exclusive Easement") to construct, lay, maintain, operate, repair, alter, inspect, protect, make connections to, remove and replace above and below ground pipelines, valves, valve boxes, cathodic monitoring and mitigation facilities, and other gas transmission and distribution facilities, including buildings and fencing or other lawful purpose in connection with Grantee's operations (hereinafter collectively called "Facilities"), said Exclusive Easement being situated in the County of Salt Lake, State of Utah, as shown on Exhibit "A" attached hereto and by this reference made a part hereof and more particularly described as follows, to-wit:

A strip of land located in the Southeast Quarter of Section 35, Township 1 North, Range 2 West, Salt Lake Base and Meridian, Salt Lake County, Utah, described as follows:

Beginning at a point at the Grantors Northeast property corner, said point being North 304.39 feet and East 1,085.36 feet from the street monument at the intersection of Ace Yeager Court and Apollo Road, thence South 02°33'10" West along the Grantors East property line 74.00 feet, thence North 87°26'50" West 24.00 feet, thence North 02°33'10" East 74.00 feet, thence South 87°26'50" East 24.00 feet to the point of Beginning.

Contains: 1,776.00 sq. ft. or 0.040 acres

TO HAVE AND TO HOLD the Exclusive Easement unto Grantee, its successor and assigns, with the right of ingress and egress to and from the Exclusive Easement with the right to use any available access road(s) and access easements to access the above described Exclusive Easement.

Without limiting the generality of the foregoing, Grantor acknowledges, and covenants as follows:

1. Grantor, its successors or assigns, or any third-party access to the Exclusive Easement may be restricted or completely prohibited by Grantee, in Grantee's sole discretion.

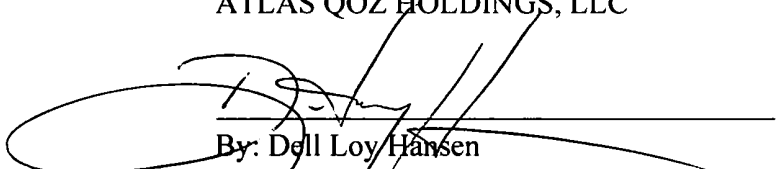
2. Grantee shall have the right to use such access road(s) as may be designated by Grantor from time to time to access the above described Exclusive Easement. Grantor reserves the right from time to time to relocate, alter or improve or otherwise change any access roads on, over and across the Grantor Property used by Grantee to access the Exclusive Easement.
3. The Exclusive Easement shall be fenced and gated as deemed necessary by Grantee, provided Grantee shall comply with any applicable laws, regulations, or ordinances.
4. Grantor shall not attempt to encumber with, and the Exclusive Easement shall not be subject to any covenants, conditions and restrictions, liens, mortgages, deeds of trust, or other encumbrances created by Grantor or its successors or assigns after the date of recording of this Exclusive Easement.

This Easement shall be binding upon and inure to the benefit of the successors and assigns of Grantor and the successors and assigns of Grantee, and may be assigned in whole or in part by Grantee.

IN WITNESS WHEREOF, Grantor has executed this agreement this 10 day of June, 2021.

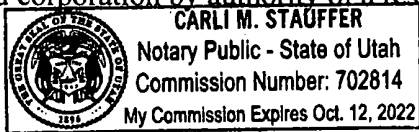
GRANTOR:

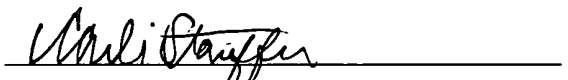
ATLAS QOZ HOLDINGS, LLC


 By: Dell Loy Hansen
 Its: Manager

STATE OF UTAH)
) ss.
 COUNTY OF Salt Lake)

On the 10 day of June, 2021 personally appeared before me Dell Loy Hansen, who, being duly sworn, did say that he is the Manager, of Atlas QOZ Holdings, LLC, and that the foregoing instrument was signed on behalf of said corporation by authority of a resolution of its Board of Directors or its Bylaws.




 Notary Public