

Ent 336711 Bk 968 Pg 872-874
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ELIZABETH PALMIER, Recorder
WASATCH COUNTY CORPORATION
For: FOUNDERS TITLE COMPANY HEBER

AFTER RECORDING PLEASE RETURN TO:

Ronald G. Russell, Esq.
PARR WADDOUPS BROWN GEE & LOVELESS
185 South State Street, Suite 1300
Post Office Box 11019
Salt Lake City, Utah 84147-0019

QUITCLAIM DEED AND EASEMENT AGREEMENT

This Quitclaim Deed and Easement Agreement is made and entered between H. Howard Saldarini ("Saldarini") and Barbara J. Stewart ("Stewart").

RECITALS:

WHEREAS, Saldarini is the grantee under a Quit Claim Deed recorded September 24, 1996 as Entry No. 189528.

WHEREAS, said Quit Claim Deed was intended to describe a road known as Moulton Lane, but does not accurately describe Moulton Lane where it crosses Stewart's property and the parties hereto desire to correct that discrepancy.

NOW, THEREFORE, for such purposes and in consideration of the mutual benefits to be derived hereby, the parties agree as follows:

1. Quitclaim by Saldarini. Saldarini hereby quitclaims to Stewart, subject to the easement described and granted by Stewart in paragraph 2 below, all of Saldarini's right, title, and interest, if any, in and to Stewart's property located in Wasatch County, Utah, and more particularly described as follows:

Beginning South a distance of 188.71 feet and West a distance of 1527.25 feet from the Northeast corner of Section 19, Township 3 South, Range 5 East, Salt Lake Base and Meridian; thence South 70°01'57" West a distance of 309.31 feet; thence North 20°10'27" West a distance of 451.62 feet to the point of beginning; thence North 20°10'27" West a distance of 170.18 feet; thence North 84°58'45" East along a fence line a distance of 147.62 feet; thence South 18°24'12" East along the West bank of a canal a distance of 119.93 feet; thence South 65°00'00" West a distance of 139.27 feet to the point of beginning.

Subject to and together with a right-of-way for a road over the following described property:

W-10342

Beginning at the Northeast corner of Section 19, Township 3 South, Range 5 East, Salt Lake Base and Meridian; and commencing South a distance of 188.71 feet and West a distance of 1527.25 feet; thence South 70°01'57" West a distance of 269.31 feet, to the point of beginning; thence South 70°01'57" West a distance of 40 feet; thence North 20°10'27" West along the existing highway right-of-way, a distance of 621.80 feet; thence North 84°58'45" East a distance of 41.44 feet; thence South 20°10'27" East a distance of 611.11 feet to the point of beginning.

Tax parcel identification number OWC-0536-2.


2. Grant of Easement by Stewart. Stewart hereby grants to Saldarini a non-exclusive easement for ingress and egress over Moulton Lane where it crosses Stewart's property located in Wasatch County, Utah, which portion of Moulton Lane is more particularly described as follows:

A perpetual non-exclusive access easement, upon part of an entire tract of property, in the Southeast Quarter of Section 18, Township 3 South, Range 5 East, Salt Lake Base and Meridian, in Wasatch County, Utah, for the purpose of maintaining thereon the existing Moulton Lane, a private road, and appurtenant parts thereof, being a parcel of land approximately 32.00 feet wide, adjoining southerly the North Boundary Line of said grantor's land. The boundary of said easement is described as follows:

Beginning at a point that is South 188.71 feet and West 1527.25 feet from the Northeast Corner of Section 19, Township 3 South, Range 5 East, Salt Lake Base and Meridian; thence South 70°01'57" West 309.91 feet; thence North 20°06'57" West 588.65 feet to the point of beginning; thence North 20°10'27" West 33.15 feet; thence North 84°58'45" East 147.62 feet; thence South 18°24'12" East 32.89 feet; thence South 84°58'45" West 146.57 feet to the point of beginning.

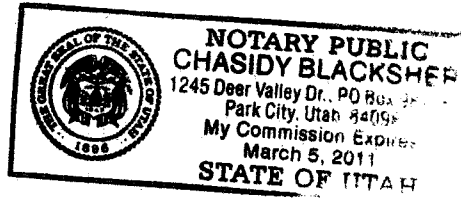
3. Successors and Assigns. This Quitclaim Deed and Easement Agreement shall be binding upon the parties hereto, their grantees, devisees, heirs, successors, and assigns.

DATED this 7 day of May, 2008.



H. Howard Saldarini

STATE OF UTAH)
 : SS.
COUNTY OF SUMMIT)



The foregoing instrument was acknowledged before me this 7th day of May, 2008 by H. Howard Saldarini.

Chasidy Blacksher

Notary Public

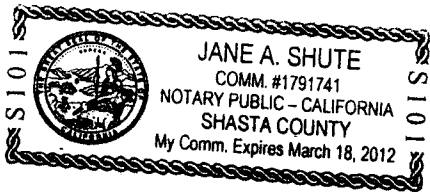
DATED this 7th day of May, 2008.

Barbara J. Stewart

Barbara J. Stewart

STATE OF CALIFORNIA)
 : SS.
COUNTY OF SHASTA)

The foregoing instrument was acknowledged before me this 23rd day of MAY, 2008 by Barbara J. Stewart.



Jane A. Shute

Notary Public