

Return to: Price Rentals, Inc.
35 Century Park Way
Salt Lake City, Utah
Attention: Merrill Turnbow

DEC 3 01974
Recorded at 359
Request of SECURITY TITLE COMPANY.
Fee Paid, JERADEAN MARTIN
Recorder, Salt Lake County, Utah
\$ 4.00 By *[Signature]* Deputy

2674759

EASEMENT

THIS INDENTURE made this 27th day of December,
1974, by and between ZIONS SECURITIES CORPORATION, a corporation,
GRANTOR, and PIONEER ASSOCIATES, INC., a corporation, GRANTEE.

WITNESSETH, that the Grantor in consideration of
the sum of One Dollar (\$1.00) paid by the Grantee, the receipt
whereof is hereby acknowledged, does hereby grant and convey
to the Grantee, its successors and assigns, a nonexclusive
right-of-way and easement for the installation, maintenance,
operation and repair of a railroad line, including tracks and
appurtenant facilities necessary thereto, over and across a
strip of land twenty (20) feet in width, being ten (10) feet
wide on each side of the centerline of said right-of-way and
easement, which centerline is described as follows:

Beginning at a point on the North right-
of-way line of 1700 South Street, said
point being North 0°03'08" West 25.00
feet and South 89°56'52" West 498.95
feet from a monument at the intersection
of 1700 South and Swaner Road, said point
of beginning also being North 2706.27 feet and
East 1708.56 feet from the South quarter
corner of Section 16, Township 1 South,
Range 1 West, Salt Lake Base and Meridian,
said point of beginning also being on a curve
to the right, the radius point of which is
North 49°03'54" East 549.92 feet and running
thence Northerly along the arc of said curve
392.89 feet to a point of tangency; thence
North 2378.64 feet to a point of a 549.92
foot radius curve to the right; thence
Northeasterly along the arc of said curve 638.45
feet to a point of tangency on the existing center
line of the Union Pacific Railroad track.

This nonexclusive right-of-way and easement is granted
to said Grantee, however, said right-of-way and easement shall
also be for the use and benefit of any and all adjoining
property owners to said described right-of-way. That in the
event said adjoining property owners shall desire to use the
railroad tracks for any purpose whatsoever, that said use thereof

SECURITY TITLE COMPANY
[Signature]

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shall be permitted upon the payment of a reasonable sum to be agreed upon by said adjoining property owner, his heirs and assigns, ^{and J.H.C.} of the Grantee herein.

The granting of this right-of-way does hereby cancel and supersede the requirement as found on page 10, sub-paragraph (i) of that certain agreement executed on the 14th day of April, 1961 between Leland S. Swaner and Paula M. Swaner, his wife, and Zions Securities Corporation, that said requirement provided as follows:

(i) An easement twenty (20) feet in width in favor of Union Tank Car Company, a New Jersey corporation for the installation, maintenance, operation and repair of a railroad line, including tracks and appurtenant facilities, extending from a point on the present railroad tracks located in Parcel No. 3 hereof about fifty (50) feet east of Pioneer Road, and running southeasterly on a curve to the north line of property owned by Grantors and to a point to the east of buildings of Grantors thereon.

Which property is located generally between 1500 South and 1700 South and Pioneer Road in Salt Lake County, State of Utah.

TO HAVE AND TO HOLD the said easement and right-of-way unto the Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, this instrument is executed the day and year first hereinabove written.

ZIONS SECURITIES CORPORATION

By J. Howard Swaner
Vice-President

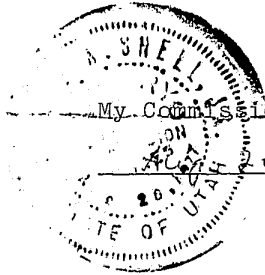
[Signature]
Secretary



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

On the 27th day of December, 1974, personally appeared before me J. Howard Dunn and Wm. H. Clawson, who being by me duly sworn did say, each for himself, that he, the said J. Howard Dunn is the ^{Vice} president, and he, the said Wm. H. Clawson is the secretary of ZIONS SECURITIES CORPORATION, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors and said J. Howard Dunn and Wm. H. Clawson each duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.

Phillip A. Snell, Jr.
Notary Public
Residing in Salt Lake County, Utah



My Commission Expires:

28, 1977