

11234053

AFTER RECORDING RETURN
to Academy Mortgage
1218 E 7800 S # 100
Sandy, UT 84094
19044 EC
tx 10 # 22-16-352-002, 003

PARTY WALL AGREEMENT

11234053
8/26/2011 2:14:00 PM \$16.00
Book - 9945 Pg - 6926-6929
Gary W. Ott
Recorder, Salt Lake County, UT
CORNERSTONE TITLE INS AGCY LLC
BY: eCASH, DEPUTY - EF 4 P.

This Agreement is made this 25 day of Aug, 2011 by and between Eugene T Knight (Knight) Gay J Hawkins, or Gay J Hawkins Loving Trust (collectively referred to Hereinafter as (Hawkins).

RECITALS

- A. Aranda is the owner of that certain real property ("Knight Property") located at 1356 E Vine Street, Salt Lake City, UT 84121. The legal description of the Knight property is attached hereto as Exhibit "A" and by this reference made a part thereof.
- B. Hawkins, are the owners of that certain real property (Hawkins) 1362 East Vine Street, Salt Lake City, UT 84121. The legal description of the Hawkins is attached hereto as Exhibit "B" and by this reference made a part thereof.
- C. There is a common wall constituting the boundary between the Knight property and the Hawkins.
- D. The parties desire to enter into an agreement regarding the use and maintenance and repair of the common wall.

NOW THEREFORE, in consideration of the premises, covenants and promises made herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

- 1. The parties agree to maintain the common wall in good condition and repairs.
- 2. Should the common wall between the Knight property and the Hawkins, property at any time be damaged or destroyed by the default or negligence of one of the parties, the party who causes the damage or destruction shall rebuild or repair said wall to a condition equal to or better that its condition immediately prior to its being damaged and shall compensate the other party for any damage to the property of such other party.
- 3. Should said common wall be damaged or destroyed by any cause other that the intentional or negligence act of the other party, the same shall be rebuilt or repaired to a condition equal to or better than its condition immediately prior to its being damaged, at the joint expense of both parties, provided that any sums received by insurance against such damage or destruction shall be first applied to such repair or restoration.
- 4. This agreement shall run, with the land and shall be binding upon the parties, their heirs, personal representatives, successors and assigns.

Eugene T Knight
Eugene T Knight

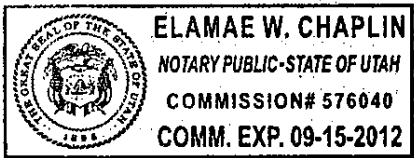
Gay J. Hawkins

State of UT)
County of Salt Lake

On the 25 day of Aug, 2011, personally appeared before me Eugene T Knight the signer of the about Instrument, who duly acknowledged to me that they executed the same.

My Commission Expires: 9-15-2012

Elamae W Chaplin
Notary Public
Residing at: Salt Lake



State of _____)
County of _____)

On the _____ day of _____, 20____, personally appeared before me Gay J Hawkins, or Gay J Hawkins Loving Trust, the signer of the about Instrument, who duly acknowledged to me that they executed the same.

My Commission Expires: _____

Notary Public
Residing at: _____

EXHIBIT "B"

Property Description

The following described property is located in Salt Lake County, State of Utah:

Lot 100, WOODSTOCK VILLAGE NO. 4, according to the official plat thereof, recorded in Book 81-2 of Plats at Page 48, records of Salt Lake County, Utah.

ix 10 # 22-16-352-003

ORDER NUMBER: 19044EC

EXHIBIT "A"

ALL OF LOT 101, WOODSTOCK VILLAGE #4, ACCORDING TO THE OFFICIAL RECORD THEREOF AND ON FILE IN
THE OFFICE OF THE SALT LAKE COUNTY RECORDER

Lot 10 # 22-16-352-002