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1/25/2012 2:21:00 PM \$24.00
Book - 9985 Pg - 6841-6844
Gary W. Ott
Recorder, Salt Lake County, UT
US TITLE PARK CITY
BY: eCASH, DEPUTY - EF 4 P.

When Recorded Return To:
Michael Brodsky
Waverly Station LLC
308 East 4500 South
Ste 200
Salt Lake City Utah 84107

EASEMENT FOR ACCESS

This EASEMENT FOR INGRESS AND EGRESS ACCESS is granted and entered into this 25th day of January 2012, by and between Waverly Station LLC a Utah Limited Liability Company, and Waverly Station Homeowners Association Grantors, and Plymouth Avenue Townhomes, Grantee.

RECITALS

A) Waverly Station Homeowners Association is the Declarant of certain real property, known as Waverly Station Phase No.3 4th Amended Plat, which property is more particularly described as follows:

A parcel of land located in Lot 15, Block 15, Ten Acre Plat "A" Big Field Survey and also located in the Northeast Quarter of Section 36, Township 1 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, Utah described as follows:

Beginning at a point on the Southerly Right-of-Way Line of 3700 South Street as described in Book 9-R at Page 157 of the Salt Lake County records, said point being S0013'08"W 901.85 feet along the East line of said Block 15, and West 262.89 feet from the Northeast Corner of Lot 14, said Block 15, as shown on a map recorded March 20, 1899 as Entry No. 127045 in D-42 of the Salt Lake County records, and running thence, along said Southerly Right-of-Way Line, the following two (2) courses: (1) N86 47'07"E 24.61 feet, (2) S89 51'52"E 238.32 feet to the Westerly Right-of-Way Line of West Temple Street; thence along said Westerly Right-of-way Line, S00 13'08"W 241.08 feet; thence S89 44'08"W 262.13 feet to the Easterly Boundary Line of the Proposed Waverly Station No. 2; thence, along said Easterly Boundary line of the Proposed Waverly Station No. 2 and the Easterly Boundary Line of Waverly Station No. 1, as recorded in Book 2006P at Page 214 of the Salt Lake County records, the following two (2) courses: (1) North 239.70 feet, (2) Northerly 1.78 feet along the arc of a 10.00 foot radius curve to the right, chord bears N05 06'19"E 1.78 feet to the Point of Beginning, Less and excepting Lots 123 through 130 and 143 through 161.

Contains: 63,526 square feet or 1.458 acres and 39 Lots

COURTESY RECORDING
THIS DOCUMENT IS BEING RECORDED
SOLELY AS A COURTESY TO THE PARTIES.
U.S. TITLE ASSUMES NO RESPONSIBILITY
FOR THE CONTENTS HEREOF AND MAKES
NO REPRESENTATIONS AS TO THE EFFECT
OR VALIDITY OF THIS DOCUMENT.

B) Waverly Station LLC, A Utah Limited Liability Company is the owner of certain lots, Specifically Lots 123 thru 130 and lot 140 and real property known as Waverly Station Phase No. 3 4th Amended Plat.

NOW, THEREFORE, in consideration of the foregoing, the sum of Ten Dollars paid by the Grantee, to Grantors the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and intending to be legally bound hereby, the parties hereto agree as follows:

1. Grant of Easement. Waverly Station Homeowners Association as Declarant of the dominate estate, and Waverly Station LLC A Utah Limited Liability Company as to Lot 140, a perpetual, and appurtenant easement for pedestrian ingress and egress across the following-described property (the "Easement Property"):

INGRESS-EGRESS EASEMENT (PROPOSED SIDEWALK)

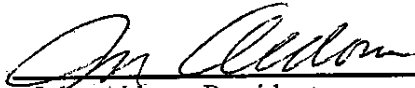
BEGINNING at a point N00 13'08"E 582.90 feet from the Southeast Corner. Lot 16, Block 15, Ten Acre Plat "A", Big Field Survey, Township 1 South, Range 1 West, Salt Lake Base and Meridian; thence S89 44'08"W 262.13 feet along the Southerly Line of Waverly Station Phase 3; thence North 9.34 feet; thence East 204.33 feet; thence N89 44'08" E 57.83 feet to the Westerly Right of Way line of West Temple Street; thence along the Westerly Right of Way Line S00 13'08"W 8.40 feet to the Point of Beginning.

Contains 2,298 SF

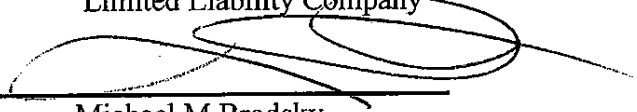
IN WITNESS WHEREOF, the parties have agreed to and executed this Easement effective as of this Day of 20

Grantors:

Waverly Station Homeowners
Association


John Aldous, President

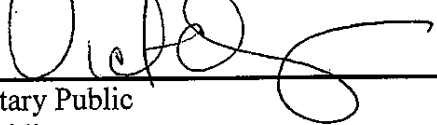
Waverly Station LLC, A Utah
Limited Liability Company


Michael M Brodsky

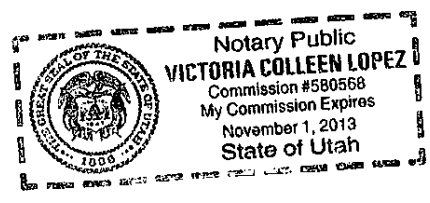
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OR VALIDITY OF THIS DOCUMENT.

STATE OF UTAH)
SS
COUNTY OF SALT LAKE)

On the 25 day of January 2012 before me the undersigned Notary Public, personally appeared before me, Michael M Brodsky, who by me duly sworn did say for himself, that he the said Michael Brodsky is the Chairman of Hamlet Homes, Inc., a Utah Corporation and said Michael M Brodsky signed on behalf of said corporation by authority of a resolution of its Board of Directors, and that said corporation is the manager/member of Waverly Station, LLC., a Utah Limited Liability Company, and the within and foregoing instrument was signed on behalf of said Limited Liability Company by authority of its Articles of Organization

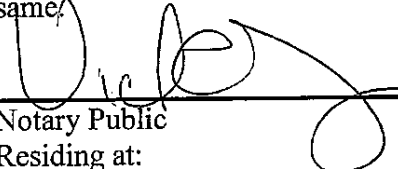


Notary Public
Residing at:
Commission Expires:

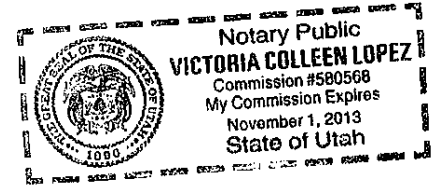


STATE OF UTAH)
COUNTY OF SALT LAKE)

On The 25 Day of January 2012 before me the undersigned Notary Public, personally appeared before me John Aldous, who being by me duly sworn did say that John Aldous is the President of Waverly Station Home Owners Association and the said instrument was signed in behalf of said Corporation by authority of a resolution of its Board of Directors, and said John Aldous, acknowledged to me that said corporation executed the same



Notary Public
Residing at:
Commission Expires:



TAX ID NO'S

15-36-279-185

15-36-279-186

15-36-279-187

15-36-279-188

15-36-279-189

15-36-279-190

15-36-279-192

15-36-279-228

15-36-279-229