

When recorded return to:
Reagan Outdoor Advertising
Real Estate Department
1775 Warm Springs Road
Salt Lake City, Utah 84116

12031082
4/16/2015 9:06:00 AM \$16.00
Book - 10315 Pg - 1550-1552
Gary W. Ott
Recorder, Salt Lake County, UT
MERIDIAN TITLE
BY: eCASH, DEPUTY - EF 3 P.

POWER LINE EASEMENT

This Power Line Easement ("Easement") is granted this 1st day of April, 2015, by Holly J. and Launa D. Ernest Family, LLC ("Grantor"), in favor of R.O.A. General, Inc., dba Reagan Outdoor Advertising, whose address is 1775 Warm Springs Road, Salt Lake City, Utah 84116 ("Grantee").

Grantor is the owners of certain property located at approximately 171 West Burton Ave., Salt Lake City, Utah, more particularly described as:

Parcel 1:

Beginning on the south right of way line of Burton Avenue at a point which is North 2471.69 feet, South 89°56' West 638.00 feet and South 33.0 feet from a monument at the intersection of West Temple Street and 2700 South Street in South Salt Lake City, Utah, said point also being North 89°56' East 43.47 feet from the Northwest corner of Lot 9, Block 2, Burton Acres, a subdivision, thence along said right of way line North 89°56' East 41.95 feet; thence South 131.221 feet, thence West 41.95 feet; thence North 131.172 feet to the point of beginning.
Tax Parcel No. 15-24-278-015.

Parcel 2:

The West 43.47 feet of Lot 9, Block 2, Burton Acres, according to the official plat thereof, recorded in the office of the County Recorder of Salt Lake County, Utah.
Tax Parcel No. 15-24-278-003

(the "Grantor's Property").

Grantee owns and operates an outdoor advertising sign (together with any replacements thereof, the "Sign") on property adjacent to the west of the Grantor's Property ("Westerly Property"), and which is more particularly described as follows:

Lot 8, Block 2, Burton Acres Subdivision, according to the official plat thereof on file and of record in the Salt Lake County Recorder's Office.

and

A parcel of land situated in Lot 7, Block 2, Burton Acres, a subdivision in part of Block 39, Ten Acre Plat "A", Big Field Survey, the boundaries of said parcel of land are described as follows:

No. 311-4915795, beginning at the Northwest corner of said Lot 7; thence South 23.63 feet; thence South 86°57'30" East 83.59 feet along the Northerly no-access line of a freeway known as Highway Project No. 1-80-3; thence North 28.06 feet along the East line of said Lot 7; thence West 83.47 feet along the North line of said Lot 7 to the point of beginning.

Parcel No. 15-24-278-002

(the "Westerly Property").

Power is currently provided to the Sign by way of power lines and a pole located on Grantor's Property.

In consideration of the sum of ten dollars and other valuable consideration, the receipt of which is hereby acknowledged, Grantors hereby agrees as follows:

Grantors hereby grant to Grantee an easement across the Grantor's Property, from the Sign to the pole located on Grantor's Property, for purposes of maintaining electrical power as necessary or desirable to operate and/or service the Sign ("Easement").

The Easement shall run with the land and shall be binding upon Grantor and its successors and assigns in the Grantor's Property, or in any portion thereof, and the provisions hereof shall be specifically enforceable against Grantor and its successors and assigns, regardless of whether such parties have actual notice of the provisions hereof. Without limiting the foregoing, Grantees shall have all remedies available at law or in equity to enforce its rights in the Easements, including suits for damages and/or specific performance. In the event provisional or preliminary injunctive relief is granted to enforce Grantee's rights to this Easement, Grantor, on behalf of itself and of its successors and assigns, hereby waives any requirement of a bond.

The Easement granted or created herein creates a servitude upon the Grantor's Property in favor of Grantees and in favor of Grantees' interests in the Westerly Property pursuant to ownership, or any lease or easement, or otherwise. The Easement is appurtenant to the Westerly Property and/or any of Grantees' interests therein; and is a covenant which runs to the benefit of the owners of all or any portion of the Grantees' interests, and their successors and assigns.

Should Grantor, at its sole discretion, desire to move the electrical power line to the east boundary line of the Westerly Property, then the Easement shall terminate once the power line is physically relocated and approved by any governing authority. Any costs of relocating the power line shall be borne solely by Grantor.

DATED the day and year first above written.

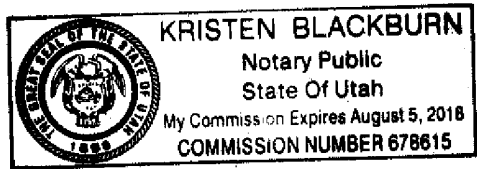
DATED: 4/1/15

The Holly J. and Launa D. Ernest Family, LLC

By: [Signature]
Its: [Signature]

STATE OF UTAH)
COUNTY OF Salt Lake) ss.

On the 1st day of April, 2014, personally appeared before me Holly Ernest, the signer of the foregoing instrument, who is personally known to me or otherwise satisfactorily proved his/her identity, and who duly acknowledged to me that s/he executed the same, and that s/he did so in his/her personal or representative capacities as stated.



[Signature]
Notary Public

4814-6003-2796, v. 1