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Book - 10557 Pg - 2470-2473
Gary W. Ott
Recorder, Salt Lake County, UT
COMCAST CABLE - MILE HIGH REG.
BY: eCASH, DEPUTY - EF 4 P.

GRANT OF EASEMENT

This Grant of Easement (this "Easement") dated January 1, 2017, is made by and between Comcast of Utah II, Inc., with an address of 8000 E Iliff Ave, Denver Colorado 80231 its successors and assigns, hereinafter referred to as "Grantee" and Towne Park Homeowners Association, with an address of PO Box 2435 , Salt Lake City ,Utah 84110 hereinafter referred to as "Grantor."

The Grantor and the Grantee are parties to a(n) Services Agreement dated January 1, 2017, pursuant to which the Grantee provides certain broadband communications services to the Premises described below.

In consideration of One Dollar (\$1.00), the Grantor(s), owner(s) of the Premises described below, hereby grant(s) to the Grantee, its successors and assigns, a non-exclusive easement in gross and right-of-way to construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove at any time and from time to time a broadband communications system (hereinafter referred to as the "Company Wiring") consisting of wires, underground conduits, cables, pedestals, vaults, and including but not limited to above ground enclosures, markers and concrete pads or other appurtenant fixtures and equipment necessary or useful for distributing broadband services and other like communications, in, on, over, under, across and along that certain real property (the "Premises") located at 339 East 600 South , Salt Lake City, UT 84111 in Salt Lake County , Utah described as follows:

LEGAL DESCRIPTION: (See Attached)


The Grantor(s) agree(s) for itself and its heirs and assigns that the Company Wiring on the Premises shall be and remain the personal property of the Grantee and may not be altered, obstructed or removed without the express written consent of the Grantee. The Grantee, and its contractors, agents and employees, shall have the right to trim or cut trees and/or roots which may endanger or interfere with said Company Wiring and shall have free access to said Company Wiring and every part thereof, at all times for the purpose of exercising the rights herein granted; provided, however, that in making any excavation on said Premises of the Grantor, the Grantee shall make the same in such manner as will cause the least injury to the surface of the ground around such excavation, and shall replace the earth so removed by it and restore the area to as near the same condition as it was prior to such excavation as is practical. This Easement shall run with the land for so long as the Grantee, its successors or assigns provides broadband service to the Premises.


IN WITNESS WHEREOF, the parties hereto have caused this Easement to be executed by their duly authorized representatives as of the date first written above.

GRANTOR

WITNESS/ATTEST:

Towne Park Homeowners Association

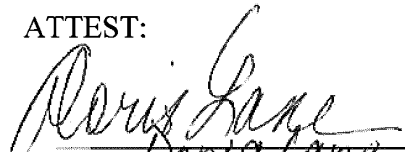

Name: JOSHUA ROBERT MICHALEK


By: 
Name: PAUL COX
Title: HOA PRESIDENT

GRANTEE

ATTEST:

Comcast of Utah II, Inc.

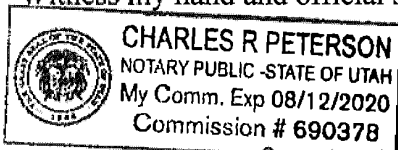

Name: DORIS LANE

By: 
Name: Richard C. Jennings
Title: Regional Senior Vice President, Cable Management

STATE OF Utah)
) ss.
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 22 day of November, 2016 by Paul J. Cox, the HOA President of Towne Park Homeowners Association, on behalf of said entity. He/she is personally known to me or has presented DRIVERS License (type of identification) as identification and did/did not take an oath.

Witness my hand and official seal.



Charles R Peterson
Charles R Peterson Notary Public
(Print Name)

My commission expires: 8-12-2020

STATE OF Colorado)
) ss.
COUNTY OF Arapahoe

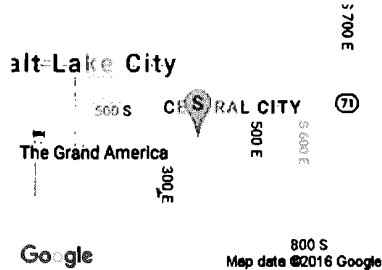
The foregoing instrument was acknowledged before me this 12TH day of January, 2017 by Richard C. Jennings, the Regional Senior Vice President, Cable Management of Comcast of Utah II, Inc., on behalf of said entity. He/She is personally known to me or has presented _____ (type of identification) as identification and did/did not take an oath.

Witness my hand and official seal.

Maritza Kepfer
Maritza Kepfer Notary Public
(Print Name)

My Commission expires: 9.17.19





Value History

| | | Land Value | Building Value | Market Value |
|------|---|------------|----------------|--------------|
| 2016 | | \$ 149,200 | \$ 0 | \$ 149,200 |
| 2015 | 1 | \$ 149,200 | \$ 0 | \$ 149,200 |
| 2014 | 1 | \$ 149,200 | \$ 0 | \$ 149,200 |
| 2013 | 1 | \$ 149,200 | \$ 0 | \$ 149,200 |
| 2012 | 1 | \$ 149,200 | \$ 0 | \$ 149,200 |

Land Record

16-06-464-049-0000

| | | | | | | |
|----------------|--------------|---------------------------|--------------|-----------|-------------------|---------|
| Record ID 1 | | Influence Effect | Lot Shape | IRREGULAR | Traffic | MEDIUM |
| Lot Use | RESIDENTIAL | Assmt. Class RES-SECONDRY | Lot Location | INTERIOR | Traffic Influence | |
| Lot Type | PRIMARY-ACRE | Lot Depth | Neighborhood | 86 | Street type | TWO-WAY |
| Land Class | | Acres | Nbhd Type | STATIC | Street Finish | PAVED |
| Income Flag | | Zone | Nbhd Effect | SUPERIOR | Curb Gutter | Y |
| Seasonal use | | Sewer | Topography | LEVEL | Sidewalk | Y |
| Influence Type | | Number Lots | | | | |

Legal Description

16-06-464-049-0000

BEG AT NE COR OF LOT 7, BLK 22, PLAT B, SLC SUR; S 0°02'13" E 385 FT; S 89°57'38" W 216.4 FT; S 0°02'13" E 110 FT; S 89°57'38" W 262.1 FT; N 0°02'13" W 145 FT; N 89°57'38" 206.82 FT; N 0°02'13" W 65 FT; S 89°57'38" W 8.32 FT; N 0°02'13" W 120 FT; N 89°57'38" E 16 FT; N 0°02'13" W 74.5 FT; N 89°57'38" E 25.25 FT; N 0°02'13" W 90.5 FT; N 89°57'38" E 238.75 FT TO BEG. LESS UNITS 6024-1214 THRU 1220