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12/13/2017 1:55:00 PM \$12.00
Book - 10629 Pg - 1866-1867
ADAM GARDINER
Recorder, Salt Lake County, UT
GT TITLE SERVICES SLC
BY: eCASH, DEPUTY - EF 2 P.

When Recorded Return To:
4048 Lincoln View Lane
Salt Lake City, UT 84124

Tax ID No: 16-34-352-029

GRANT OF EASEMENT

SCOTT CRAMER ("*Grantor*"), for good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains and conveys unto MATTHEW P. STEINER and M'LISA A. STEINER, as joint tenants, of Salt Lake County, Utah, together with their successors and/or assigns (collectively "*Grantee*"), an access easement upon, over, and across the following described land which Grantor owns or in which Grantor has an interest, situated in the County of Salt Lake, State of Utah, described as follows (hereafter referred to herein as the "*Right of Way Property*"):

THE CERTAIN PROPERTY REFERRED TO AS *LINCOLN VIEW LANE, A PRIVATE STREET*, WHICH IS PART OF OR ADJACENT TO *LOT 3, LINCOLN HEIGHTS SUBDIVISION*, ACCORDING TO THE OFFICIAL PLAT THEREOF, OF RECORD IN THE OFFICE OF SALT LAKE COUNTY RECORDER, SALT LAKE COUNTY, UTAH. (*Tax Parcel No. Presently Unassigned*).

Grantee and his successors and/or assigns shall have a non-commercial, non-exclusive right of ingress and egress over and across the Right of Way Property for the sole and limited purpose of vehicular access to a detached garage that may in the future exist on the immediately adjacent real property owned by Grantee located in Salt Lake County, Utah, described as follows (hereafter referred to herein as the "*Benefited Property*"):


LOT 21, BLOCK 2, HOLLADAY HEIGHTS, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SALT LAKE COUNTY, UTAH. LESS AND EXCEPTING THEREFROM THAT PORTION CONVEYED TO DEMADE H. AUSTIN AND DIANE S. AUSTIN, TRUSTEE OF THE DIANE S. AUSTIN FAMILY TRUST BY THAT CERTAIN WARRANTY DEED RECORDED NOVEMBER 27, 1984, AS ENTRY NO. 4020127, IN BOOK 5609, AT PAGE 1021, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 21, BLOCK 2, HOLLADAY HEIGHTS SUBDIVISION, SAID POINT BEING NORTH 613.73 FEET AND EAST 793.77 FEET FROM THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 9 DEGREES 38' EAST 111.97 FEET; THENCE NORTH 47 DEGREES 39' 51" WEST 95.43 FEET; THENCE NORTH 37 DEGREES 29' 50" EAST 58.0 FEET; THENCE NORTH 89 DEGREES 38' 10" EAST 16.50 FEET TO THE POINT OF BEGINNING. (*Tax Parcel No. 16-34-352-029*)

Grantor reserves the right to occupy, use and cultivate the Right of Way Property for all purposes not inconsistent with rights herein granted, including for agricultural purposes; however Grantor shall not be allowed to place any permanent structures, improvements, or barriers on the Right of Way Property or otherwise in any way interfere with Grantee's right of access created hereby.

Grantee's right created hereby shall be a right of ingress and egress only and only for the limited purpose of accessing a detached garage that does not now exist but may in the future be built on the Benefited Property; Grantee shall not be allowed to park any vehicle on the Right of Way Property for any extended period of time, nor otherwise block access to Grantor's property. Grantee shall not be allowed to make any changes to the Right of Way Property without the express written consent of Grantor, its successors and/or assigns.

The easement granted herein upon the Right of Way Property is appurtenant to the Benefited Property, shall run with the land, and shall bind the parties and their successors and assigns unless terminated in writing by Grantee and Grantor, or their successors and assigns.

IN WITNESS WHEREOF, this Grant of Easement is executed as of this 13 day of December 2017.



SCOTT CRAMER

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

On this 13th day of December, 2017, personally appeared before me SCOTT CRAMER, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and duly acknowledged that he executed this instrument. Witness my hand and official seal.



Notary Public

