

12793413
6/18/2018 2:27:00 PM \$16.00
Book - 10685 Pg - 1284-1287
ADAM GARDINER
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 April 1, 2018, is made by and between Comcast of Utah II, Inc., with an address of 8000 E Iliff Ave, Denver CO 80231 its successors and assigns, hereinafter referred to as "Grantee" and ShadyBrook Home Owners Association, with an address of 752 E Shady Tree Court , Salt Lake City ,Utah 84106 hereinafter referred to as "Grantor."

The Grantor and the Grantee are parties to a(n) Services Agreement dated April 1, 2018, 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 752 East Shady Tree Court , SALT LAKE CITY, UT 84106 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:

ShadyBrook Home Owners Association



Name: HANNAH FORTUNE


By: 
Name: JAMES D SWEKEY
Title: VICE PRESIDENT

GRANTEE

ATTEST:

Comcast of Utah II, Inc.

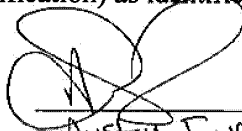

Name: MARGIE L. SUTER

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

STATE OF Utah)
COUNTY OF Salt Lake) ss.

The foregoing instrument was acknowledged before me this 22 day of March, 2018 by James D Sweeney, the Vice President of ShadyBrook Home Owners Association, on behalf of said entity. He/she is personally known to me or has presented DT Drivers License (type of identification) as identification and did/did not take an oath.

Witness my hand and official seal.



Austin Furniss Notary Public
(Print Name)

My commission expires: 02/22/2021

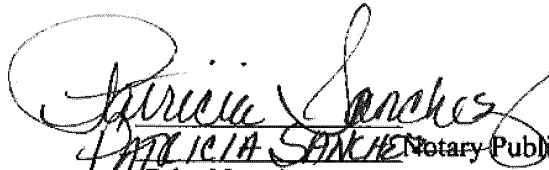


NOTARY PUBLIC
AUSTIN FURNISS
693745
COMMISSION EXPIRES
FEBRUARY 22, 2021
STATE OF UTAH

STATE OF Colorado)
COUNTY OF Crapshaw) ss.

The foregoing instrument was acknowledged before me this 15th day of June, 2018 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.



PATRICIA SANCHEZ Notary Public
(Print Name)

My Commission expires: 4/28/22

PATRICIA SANCHEZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20144017314
MY COMMISSION EXPIRES APRIL 28, 2022

Shadybrook Condos

Legal Description

16-29-360-009-0000

BEG N 0° 11' 21" E 156.86 FT FR SW COR OF LOT 11, BLK 20, TEN ACRE PLAT A, BIG FIELD SUR; S 89° 56' 44" W 165.99 FT; N 0° 11' 21" E 85.38 FT; S 89° 56' 44" W 432.38 FT; N 0° 11' 40" 21.8 FT; S 89° 55' 46" W 166.333 FT; N 0° 11' 40" E 309.23 FT; N 89° 55' 33" E 726 FT; S 0° 11' 21" W 66 FT; S 89° 55' 33" W 141 FT; S 0° 11' 21" W 132.95 FT; N 89° 55' 33" E 179.673 FT; S 0° 11' 21" W 0.80 FT; N 89° 55' 33" E 238 FT; S 0° 11' 21" W 132.72 FT; N 89° 55' 33" E 26 FT; N 0° 11' 21" E 5.78 FT; N 89° 55' 33" E 235.26 FT; S 0° 11' 21" W 122.5 FT; S 89° 55' 33" W 64 FT; S 0° 11' 21" W 193.19 FT; S 89° 56' 47" W 193.81 FT; N 41° 40' W 146.5 FT; N 34° 41' 23" W 140.77 FT; S 89° 56' 44" W 63.2 FT TO BEG. 8.716 AC