

WHEN RECORDED RETURN TO:

GBR 274 West 12300 South, LLC
423 W. Broadway, Suite 230
Salt Lake City, UT 84101

12899729
12/7/2018 3:42:00 PM \$14.00
Book - 10736 Pg - 9294-9296
ADAM GARDINER
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 3 P.

Parcel No. 27254010020000

WATERLINE EASEMENT

GBR 274 West 12300 South, LLC, a Utah limited liability company (“Grantor”) for and in consideration of the payment of Ten Dollars and other valuable consideration, receipt and sufficiency of which is hereby acknowledged, hereby grants, conveys and warrants to DRAPER CITY, a Utah municipal corporation (“Grantee”), a perpetual, non-exclusive easement upon, over, through, under, and across certain real property, which property is more particularly described and depicted in Exhibit A attached hereto and incorporated herein (the “Waterline Easement Parcel”), for the location, construction, installation, inspection, maintenance, operation, use, repair, alteration, protection, removal, and replacement of a culinary waterline, and all necessary or customary accessories and appurtenances thereto.

Notwithstanding anything herein to the contrary, Grantor reserves the right to grant additional easements to third parties within or across the Waterline Easement Parcel not inconsistent with the Easement granted herein, and to place improvements on and to utilize the surface of the Waterline Easement Parcel for uses not inconsistent with the easement granted herein, including without limitation, the installation, use, maintenance and replacement of landscaping and sprinkler systems, parking areas, drives, curbing, sidewalks, and other similar improvements.

The easement granted herein is subject to all existing easements, encumbrances, covenants, conditions and interests of record. The rights and obligations of the parties hereto shall be binding upon and shall benefit their respective heirs, successors and assigns. This Easement shall be construed under and governed by the laws of the State of Utah.

DATED this 6th day of December, 2018.

GRANTOR:

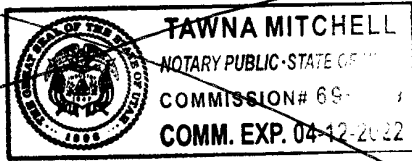
GBR 274 WEST 12300 SOUTH, LLC, a Utah limited liability company

By: *Jonathan S. Gardner*
Name: Jonathan S. Gardner
Its: Manager

ACCOMMODATION RECORDING ONLY.
COTTONWOOD TITLE INSURANCE AGENCY,
INC. MAKES NO REPRESENTATION AS TO
CONDITION OF TITLE, NOR DOES IT ASSUME
ANY RESPONSIBILITY FOR VALIDITY,
SUFFICIENCY OR EFFECTS OF DOCUMENT.

STATE OF Utah)
COUNTY OF Salt Lake : ss.

On the 10th day of December, 2018, personally appeared before me Jonathan Gardner, who acknowledged to me that he executed the foregoing instrument as manager of GBR 274 West 12300 South, LLC, a Utah limited liability company, for its stated purpose.



T. Mitchell
Notary Public

Residing at: SLC, UT

My Commission Expires:

4/12/22



EXHIBIT "A"

Waterline Easement Parcel

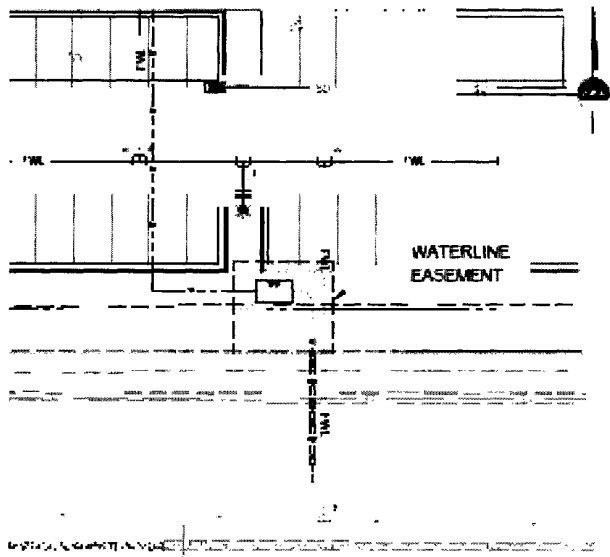
Legal Description

The Waterline Easement Parcel is located in Salt Lake County, Utah, and is more particularly described as follows:

WATER EASEMENT

Commencing South 00°30'06" East 1,016.36 feet and South 89°58'52" East 2,902.11 feet from the West Quarter Corner of Section 25, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running;

- thence North 00°00'41" East 22.58 feet;
- thence South 89°58'21" East 23.53 feet;
- thence South 00°01'39" West 22.58 feet;
- thence North 89°58'52" West 23.52 feet to the point of beginning.



12300 SOUTH

<small>12300 SOUTH</small>	<small>PARCEL MAPS</small>	<small>12300 SOUTH</small>	<small>12300 SOUTH</small>	<small>12300 SOUTH</small>	<small>12300 SOUTH</small>	<small>12300 SOUTH</small>	<small>12300 SOUTH</small>	<small>12300 SOUTH</small>	<small>12300 SOUTH</small>
1 OF 1	DAVEET FINANCIAL	12300 SOUTH	12300 SOUTH	12300 SOUTH	12300 SOUTH	12300 SOUTH	12300 SOUTH	12300 SOUTH	12300 SOUTH
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