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RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
ROCKY MOUNTAIN POWER
ATTN: LISA LOUDER
1407 W NORTH TEMPLE STE 110
SLC UT 84116-3171
BY: NUP, DEPUTY - WI 3 P.

3-1
Return to:
Rocky Mountain Power
Lisa Louder/Ian Barker /BY
1407 West North Temple Ste. 110
Salt Lake City, UT 84116

Project Name:
WO#: 6497810
RW#:

RIGHT OF WAY EASEMENT

This is a temporary easement for construction purposes which will set to expire 07/25/2019 for value received, WDG Hill Manor, LLC, ("Grantor"), hereby grants Rocky Mountain Power, an unincorporated division of PacifiCorp its successors and assigns, ("Grantee"), an easement for a right of way 10 feet in width and 26 feet in length, more or less, for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of electric power transmission, distribution and communication lines and all necessary or desirable accessories and appurtenances thereto, including without limitation: supporting towers, poles, props, guys and anchors, including guys and anchors outside of the right of way; wires, fibers, cables and other conductors and conduits therefore; and pads, transformers, switches, vaults and cabinets, on, over, or under the surface of the real property of Grantor in **Salt Lake** County, State of **Utah** more particularly described as follows and as more particularly described and/or shown on Exhibit "A" attached hereto and by this reference made a part hereof:

Legal Description:

Commencing at a point 178 feet North of the Southeast corner of Lot 4, Block 37, Plat "B", Salt Lake City Survey, and running thence North 33 feet; thence East 12 feet; thence South 33 feet; thence West 12 feet to the place of commencement.

Also, Commencing at a point 140 feet East and 159 feet North of the Southwest corner of Lot 3, Block 37, Plat "B", Salt Lake City Survey, and running thence West 93-1/3 feet; thence North 12 feet; thence East 93-1/3 feet; thence South 12 feet to the place of commencement.

Assessor Parcel No.

16-06-402-017

Together with the right of access to the right of way from adjacent lands of Grantor for all activities in connection with the purposes for which this easement has been granted; and together with the present and (without payment therefore) the future right to keep the right of way and adjacent lands clear of all brush, trees, timber, structures, buildings and other hazards which might endanger Grantee's facilities or impede Grantee's activities.

At no time shall Grantor place, use or permit any equipment or material of any kind that exceeds twelve (12) feet in height, light any fires, place or store any flammable materials (other than agricultural crops), on or within the boundaries of the right of way. Subject to the foregoing

limitations, the surface of the right of way may be used for agricultural crops and other purposes not inconsistent, as determined by Grantee, with the purposes for which this easement has been granted.

The rights and obligations of the parties hereto shall be binding upon and shall benefit their respective heirs, successors and assigns.

To the fullest extent permitted by law, each of the parties hereto waives any right it may have to a trial by jury in respect of litigation directly or indirectly arising out of, under or in connection with this agreement. Each party further waives any right to consolidate any action in which a jury trial has been waived with any other action in which a jury trial cannot be or has not been waived.

Dated this 29 day of April, 2019

GRANTOR

GRANTOR

STATE OF Utah)
) ss.
County of Salt Lake)

On this 29th day of April, 2019, before me, the undersigned Notary Public in and for said State, personally appeared Steven Black (name), known or identified to me to be the Partner (president / vice-president / secretary / assistant secretary) of the corporation, or the (manager / member) of the limited liability company, or a partner of the partnership that executed the instrument or the person who executed the instrument on behalf of WDG Hill Manor, LLC (entity name), and acknowledged to me that said entity executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

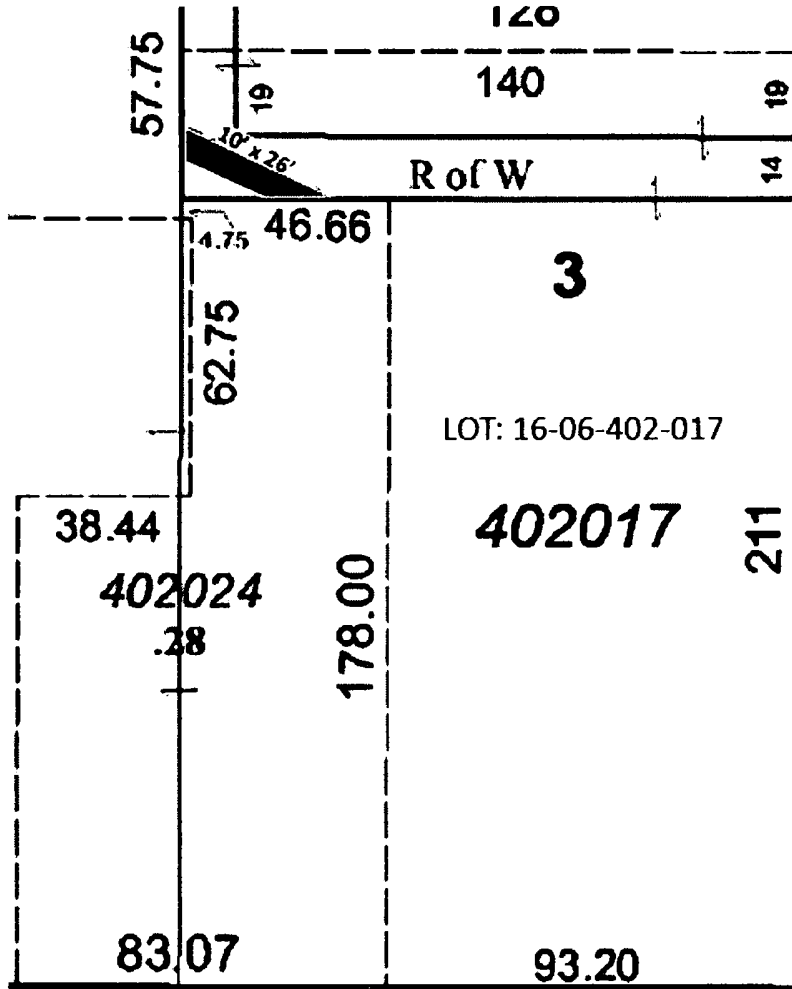
(Notary Signature)



NOTARY PUBLIC FOR Utah (state)
Residing at: Salt Lake City, UT (city, state)
My Commission Expires: 06/27/2021 (d/m/y)

Property Description

Quarter: W 1/2 Quarter: SE 1/4 Section: 06 Township 1S Range 1E
 Salt Lake Base & Meridian
 County: Salt Lake State: Utah
 Parcel Number: 16-06-402-017



S
 DENVER

CC#: 11441 WO#:6497810

WDG Hill Manor, LLC

Drawn by: ibarker

This drawing should be used only as a representation of the location of the easement being conveyed. The exact location of all structures, lines and appurtenances is subject to change within the boundaries of the described easement area.

EXHIBIT A



SCALE: Not To