

WHEN RECORDED MAIL TO:

Questar Gas Company
P.O. Box 45360, Right-of-way
Salt Lake City, UT 84145-0360
34515tifie.lp;

Ent 129939 Bk 307 Pg 1266
Date: 18-JUL-2013 4:07:33PM
Fee: \$16.00 Check
Filed By: CB
BRENDA NELSON, Recorder
MORGAN COUNTY
For: QPC PROPERTY

Space above for County Recorder's use

PARCEL I.D.# 01-002-055

00 - 000 - 1618

RIGHT-OF-WAY AND EASEMENT GRANT

34515

TIFIE RANCH, L.L.C., A Utah Limited Liability Company, "Grantor", does hereby convey and warrant to QUESTAR GAS COMPANY, a corporation of the State of Utah, Grantee, its successors and assigns, for the sum of ONE DOLLAR (\$1.00) in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, a right-of-way and easement to construct, lay, maintain, operate, repair, alter, inspect, protect, make connections to, remove and replace pipelines, valves, valve boxes and install cathodic monitoring and mitigation facilities and other gas transmission and distribution facilities (hereinafter collectively called "Facilities"), through and across the following described land and premises situated in the County of Morgan, State of Utah, and more particularly described as follows, to-wit:

Land of the Grantor located in Section 4, Township 2 North, Range 3 East, Salt Lake Base and Meridian;

Beginning at a point on Grantor's East property line, said point is the Northwest Corner of the adjoining property, said point is 1290.08 feet along the Section line North 89°16'30" East to said East line, and along East line 268.89 feet North 0°48'00" East from the West Quarter Corner of Section 4, Township 2 North, Range 3 East, Salt Lake Base and Meridian;
Thence North 50°31'43" West 226.00 feet; thence North 36°37'06" West 238.60 feet; thence North 62°14'23" West 65.77 feet; thence North 46°52'35" West to a point on the South line of Highway 66 78.09 feet; thence along said South line North 69°22'00" West 52.28 feet; thence South 46°52'35" East 129.10 feet; thence South 62°14'23" East 63.92 feet; thence South 36°37'06" East 236.47 feet; thence South 50°31'43" East 230.97 feet; thence South 64°56'29" East to the said East property line 11.55 feet; thence North 0°48'00" East along East line 21.94 feet to the point of beginning.

TO HAVE AND TO HOLD the same unto said QUESTAR GAS COMPANY, its successors and assigns, so long as such facilities shall be maintained, with the right of ingress and egress to and from said right-of-way to construct, lay, maintain, operate, repair, alter, inspect, protect, make connections to, remove and replace the same. This right-of-way and easement shall carry with it the right to use any available access road(s) for the purpose of conducting the foregoing activities. During temporary periods, Grantee may use such portion of the property along and adjacent to said right-of-way as may be reasonably necessary in connection with construction, maintenance, repair, removal or replacement of the facilities. Grantor(s) shall have the right to use said premises except for the purposes for which this right-of-way and easement is granted to Grantee, provided such use does not interfere with the facilities or any other rights granted to Grantee hereunder.

Without limiting the generality of the foregoing, Grantor(s) does hereby covenant, warrant and agree as follows:

1. Grantor(s) shall not build or construct, nor permit to be built or constructed, over or across the right-of-way, any building, retaining walls, rock walls, footings or improvement which impairs the maintenance or operation of the Facilities.

2. Grantor(s) shall not change the contour within the right-of-way without prior written consent of Grantee.

3. Grantor(s) shall not plant, or permit to be planted, any deep rooted trees, or any vegetation with roots that may damage the Facilities, within the right-of-way, without prior written consent of Grantee.

4. Grantor(s) shall not place personal property within the right-of-way that impairs the maintenance or operation of the Facilities.

5. Grantee shall have the right to cut and remove timber, trees, brush, overhanging branches, landscaping and improvements or other obstructions of any kind and nature which may injure or interfere with Grantee's use, occupation or enjoyment of this easement and right-of-way, without liability to Grantor(s), and without any obligation of restoration or compensation.

6. Grantor(s) agrees to indemnify, hold harmless and defend Grantee, its agents and employees, from all claims, mechanics liens, demands, damages, actions, costs and charges for personal injury and property damage, and any other liabilities, including attorney's fees, arising out of or by any reason of Grantor's use of the easement or any activities conducted thereon by Grantor(s), his/her/its agents, employees, invitees or as a result of Grantor's negligence.

This right-of-way shall be binding upon and inure to the benefit of the successors and assigns of Grantor(s) and the successors and assigns of Grantee, and may be assigned in whole or in part by Grantee.

It is hereby understood that any parties securing this grant on behalf of Grantee are without authority to make any representations, covenants or agreements not herein expressed.

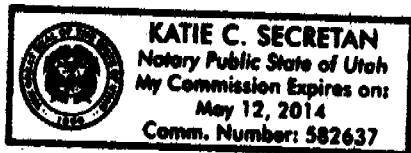
WITNESS the execution hereof this 10th day of July, 2013.

TIFIE RANCH, L.L.C., a Utah
Limited Liability Company

By- 
ROBERT WORKMAN, Manager

STATE OF UTAH)
COUNTY OF Morgan) ss.

On the 10th day of July, 2013 personally appeared before me
Robert Workman who, being duly sworn, did say
that he/she is a Manager of Tifie Ranch LLC, and that the foregoing
instrument was signed on behalf of said company by authority of it's Articles of Organization or
it's Operating Agreement.



Katie C Secretan

Notary Public

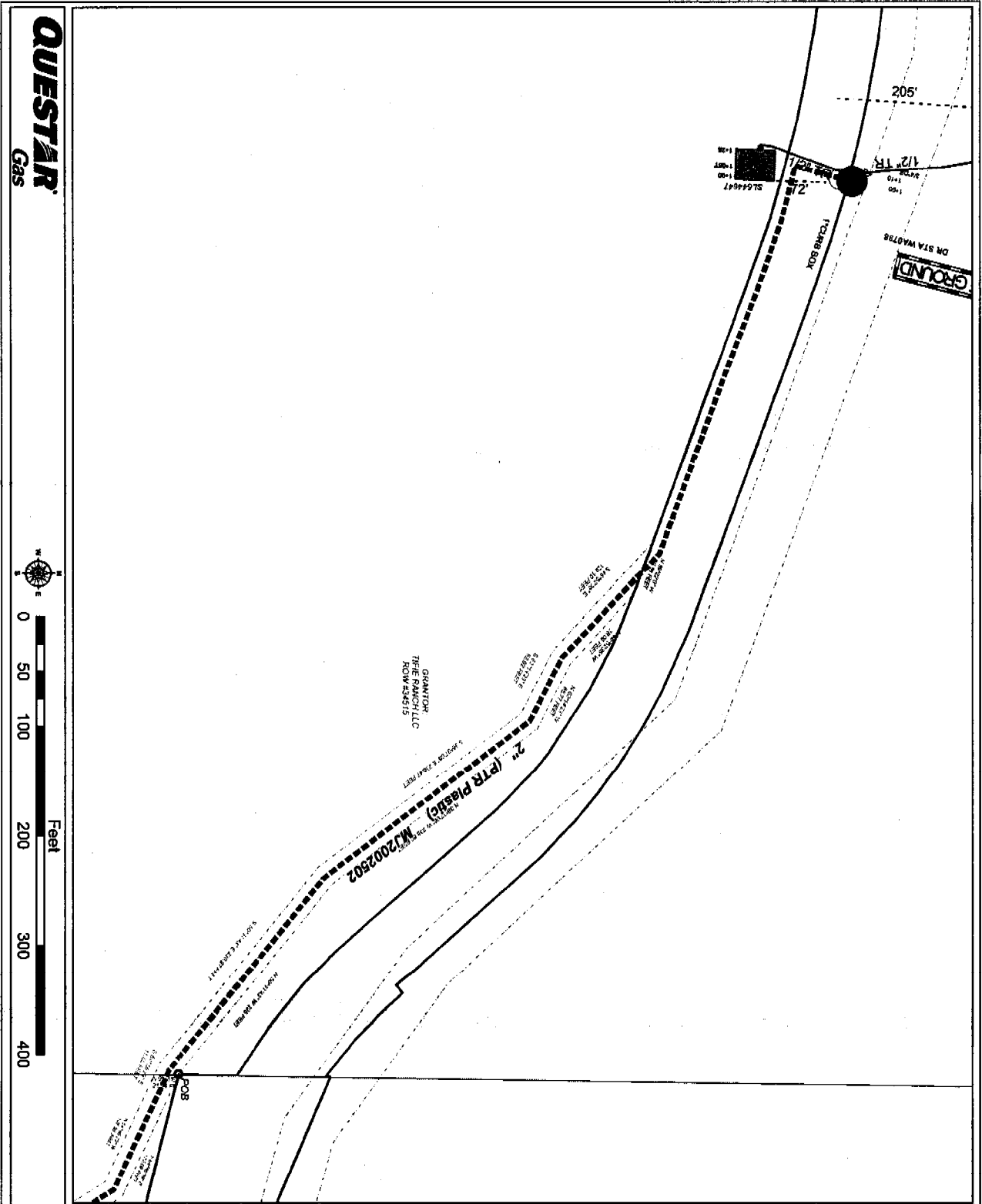


EXHIBIT "A"
 ALL RIGHTS OF WAY TO BE 20' IN WIDTH WITH CENTER OF RIGHT-OF-WAY TO BE SAME AS THE PROPOSED GAS OR THE CENTERLINES AS SHOWN
 CAUTION: DO NOT INSTALL IHP GAS CLOSER THEN 10' TO ANY STRUCTURE

NOTES:
 PERIMETER DESCRIPTION OF THE THE RANCH RIGHT OF WAY
 A PERIMETER DESCRIPTION OF A PROPOSED 20 FOOT QUESTAR GAS RIGHT OF WAY LOCATED IN LOT 13 OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN (THE BASIS OF BEARING IS NORTH 01°40'20" WEST 2086.70 FEET FROM THE SOUTHWEST CORNER OF SECTION 4 AND THE WEST QUARTER CORNER OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 3 EAST, S.L.B.M.) BEGINNING AT POINT ON THE GRANTORS EAST PROPERTY LINE, SAID POINT IS THE NORTHWEST CORNER OF THE ADJOINING PROPERTY SAID POINT IS 1290.08 ALONG SECTION LINE NORTH 89°18'30" EAST TO SAID EAST LINE, AND ALONG EAST LINE 288.89 FEET NORTH 0°48'0" EAST FROM THE WEST QUARTER CORNER OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 50°31'43" WEST 226.00 FEET; THENCE NORTH 38°37'8" WEST 238.80 FEET; THENCE NORTH 62°14'23" WEST 66.77 FEET; THENCE NORTH 48°52'35" WEST TO A POINT ON THE SOUTH LINE OF HWY 86 78.09 FEET; THENCE ALONG SAID SOUTH LINE NORTH 69°22'0" WEST 52.28 FEET; THENCE SOUTH 48°42'35" EAST 129.10 FEET; THENCE SOUTH 82°14'23" EAST 63.92 FEET; THENCE SOUTH 38°37'8" EAST 236.47 FEET; THENCE SOUTH 50°31'43" EAST 230.97 FEET; THENCE SOUTH 64°45'29" EAST TO THE SAID EAST PROPERTY LINE 11.56 FEET; THENCE NORTH 0°48'0" EAST ALONG EAST LINE 21.94 FEET TO THE POINT OF BEGINNING.

RIGHT OF WAY LOCATED IN SEC 14 T 2N, R 3E SLB&M UT# 34615
 GRANITOR: THE RANCH LLC
 CITYCO MORGAN CENTER OGD
 SUBPROJ DENNER MORGAN DEVELOPMENT
 JOB LOCATION 9550 S HWY 86
 PROJECT CONTACT: BOB COMEAU
 PHONE # 801-396-6702 CELL# 801-710-5755

MJ 2002502
 DRAWN BY: B. JOHNS DATE: 7/9/2013
 QUESTAR MAPPING # 801-324-3970

QUESTAR Gas

For planning purposes only.
 All locations approximate.
 Call 811 before digging.