

When Recorded please return to:
Brad Ford
527 E. 9270 South
Sandy UT 84070

13488747
12/8/2020 2:58:00 PM \$40.00
Book - 11076 Pg - 768-770
RASHELLE HOBBS
Recorder, Salt Lake County, UT
NATIONAL TITLE AGCY OF UT INC
BY: eCASH, DEPUTY - EF 3 P.

Parcel No.: 22-34-178-012

GRANT OF WATERLINE EASEMENT

Linda L. Dunn, Trustee of The Linda L. Dunn Trust dated the 7th day of January 2013, Grantor, hereby convey and warrant to Bradley Ford & Braden Hansen, & Willow Creek Cove Development Inc., a Utah Corporation, grantees, it's heirs, legal representatives, successors and assigns, including any future owner of either of Grantee Parcels, for good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, a permanent easement and access right-of-way, in favor of Flint 2 Lot Subdivision Lot 1 & 2 for the construction, repair, maintenance, inspection, replacement or removal of a waterline, across, over and under the described premises, together with all right of ingress, and egress along said easement necessary or convenient for the full and complete use, occupation and enjoyment of the easement hereby granted and all rights and privileges incident thereto, including the right to cut and remove timber, trees, brush, overhanging branches, and other obstructions which may injure or interfere with the Grantees use, occupation and enjoyment of this easement, the right to go upon so much of the Grantors property as is reasonably necessary to complete the construction and the right to replace dirt, material, fencing, equipment, and improvements upon Grantors property near or adjacent to the easement area that may be disturbed during installation or maintenance of the waterline. The easement being more particularly described below:

A strip of land 8.00 feet in width situate within the Northeast Quarter of Section 34, Township 2 South, Range 1 East, Salt Lake Base and Meridian, located in the Cottonwood Heights City, County of Salt Lake, State of Utah, the sidelines of said strip are 4.00 feet, both sides, perpendicularly distance to and concentric with the following described centerline:

Beginning at a point on the West line of Flint 2 Lot Subdivision, recorded in Book 2010P, at Page 91, of official Salt Lake County records, said point being North 0°03'28" East, a distance of 464.29 feet, from the center of said Section 34; and running thence North 89°41'22" West, parallel with and 4.0' perpendicularly distant northerly of the south line of the Linda L. Dunn Trust parcel, described in Warranty Deed recorded as Entry No.: 13125554, in Book 10860, at Page 7186-7187 of official records, a distance of 331.94 feet, more or less to the East line of Pinecreek Lane, and a point of termination for this description, said point being North 35°25'08" West, a distance of 571.93 feet, from aforesaid center of Section 34.

Contains: 2,655 Sq. Ft., or 0.061 Ac.

This document is being recorded solely as a courtesy and an accommodation to the parties named herein. National Title Agency of Utah, Inc. hereby expressly disclaims any responsibility or liability for the accuracy or the content thereof.

This easement shall be binding on the Grantor and Grantees and their respective successors and assigns.

WITNESS the hand of said Grantor this 8th day of December, A.D. 2020.

By: _____ Linda L. Dunn _____
(Trustee)

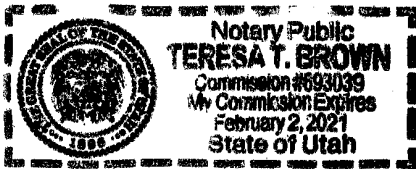
Linda L. Dunn
(Signature)

STATE OF UTAH)

: ss.

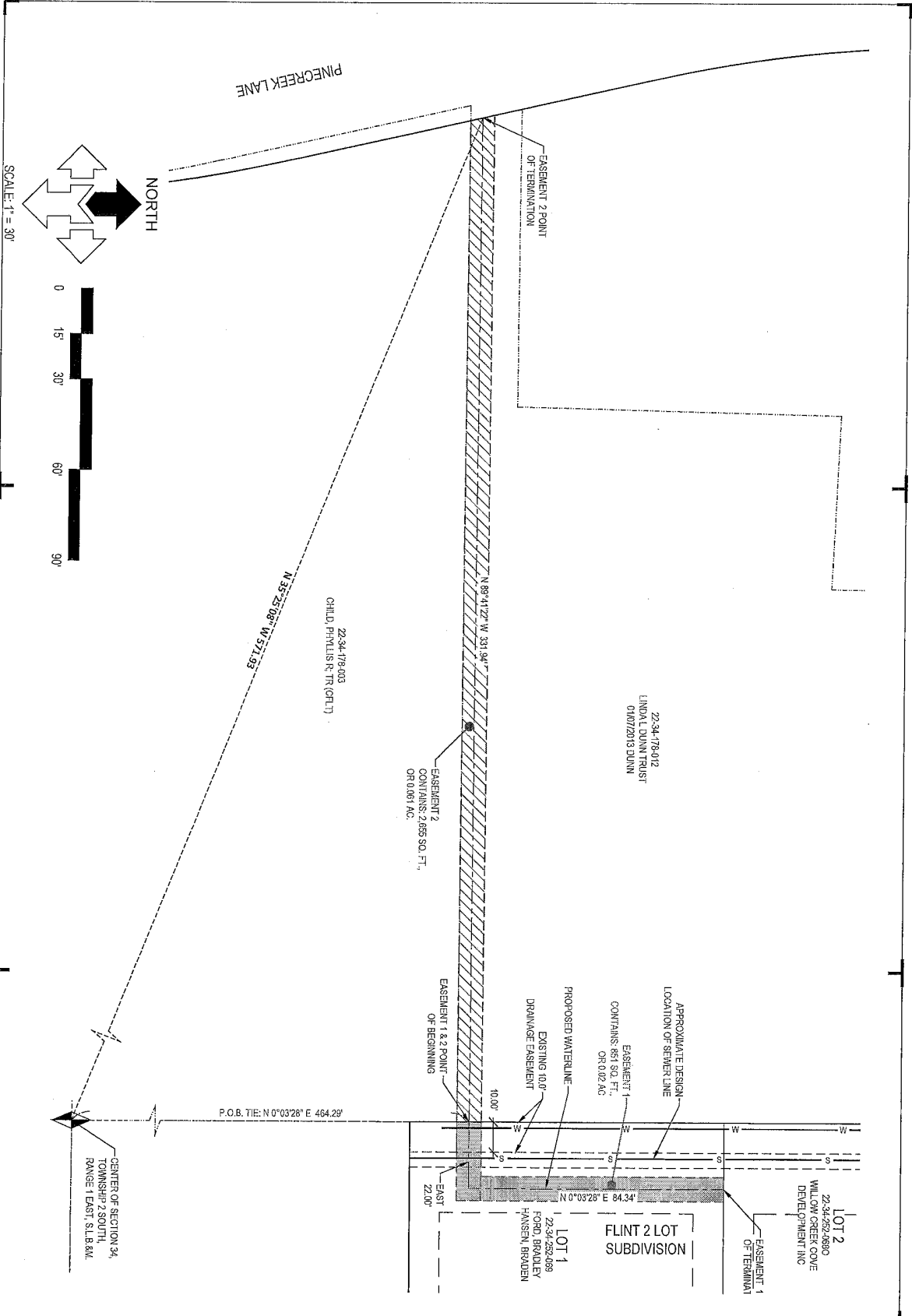
COUNTY OF Salt Lake)

On this 8th day of December, 2020, before me, the undersigned Notary Public, personally appeared Linda L. Dunn, personally known to me (or provided to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledgement to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on this instrument, are the person(s) or the entity upon behalf of which the person (s) acted, executed the instrument.



Teresa T. Brown
Notary Public

693039



12/07/20
EASEMENT EXHIBIT
1 OF 1

WATER EASEMENT EXHIBIT
SAGE VALLEY CONSTRUCTION
FLINT 2 LOT SUBDIVISION
LOCATED IN THE NORTH 1/2 OF
SEC. 34, T.2S., R.1E., S.L.B.&M.

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