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12/21/2020 1:34:00 PM \$40.00
Book - 11084 Pg - 5688-5689
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 2 P.

When Recorded Return to:
7R, LLC
Attention Randall Rawlings
1313 Foothill Dr # 200
Salt Lake City, UT 84108

CF-157572-CAB

GRANT OF EASEMENT

For good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Evan Glassman, the undersigned GRANTOR, does hereby grant, convey, sell and set over unto 7R, LLC, a Utah limited liability company, GRANTEE, a perpetual non-exclusive easement for the purpose of access, ingress, and egress together with the right of construction, operation, access and maintenance on the Easement Parcel with related facilities, insofar as they lie within the land owned by the Grantor, over the following described property situated in Salt Lake County, Utah (the "Easement Parcel"):

A 30.0-foot Easement connecting Salt Lake County Parcel # 10271260760000 (lot 30), described as LOT 30, BLK 2, KILLYONS SUB. 6872-2349 3962-252 6872-2351 8548-3888 9347-2223 to Pinecrest Canyon Road across the following parcels:

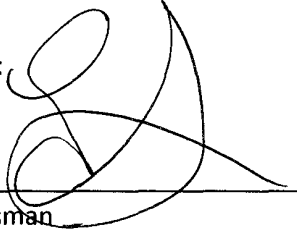
- Salt Lake County Parcel # 10271260140000 (Lot 32), described as LOT 32 BLK 2 KILLYONS SUB 5679-2985 5689-1630 6203-1441 8548-3888 9793-3028
- Salt Lake County Parcel # 10271260900000 (The southerly portion of Lot 34), described as S'LY 20 FT M OR L, OF LOT 34, BLK 2, KILLYON S SUB. 0.17 AC M OR L. 5197-1216 5857-1437 6168-1274 6443-660 9933-7491 10301-8023 10485-8419
- Salt Lake County Parcel # 10271260890000 (Lot 34), described as LOT 34, BLK 2, KILLYON S SUB. LESS THE S'LY 20 FT M OR L, THEREOF. 0.71 AC MOR L. 5197-1216 5857-1437 6168-1274 6443-660 9933-7491 10449-8840

TO HAVE AND HOLD the same unto the GRANTEE, its successors and assigns, with the right of ingress and egress in the GRANTEE, its successors and assigns to enter upon the above-described property and to use said property for access for emergency vehicles, connectivity, fire protection and traffic flow for Lot 30, Lot 32, the southerly portion of Lot 34, and Lot 34. GRANTOR shall have the right to develop access and use the above-described property without the prior approval of GRANTEE, provided such use shall not interfere with the rights granted to the GRANTEE hereunder.

GRANTOR shall not build or construct or permit to be built or constructed any building or other improvement which interferes with the access over and across the Easement Parcel without the written consent of GRANTEE. This right-of-way and use easement grant shall be binding upon, and inure to the benefit of, successors and assigns of the GRANTOR and the heirs, executors, administrators, successors, and assigns of the GRANTEE, and may be assigned in whole or part by the GRANTEE.

The final location of the Easement will be designed to function with the intended site plan and shall provide ingress and egress to Lot 30, Lot 32, the southerly portion of Lot 34, and Lot 34.

IN WITNESS WHEREOF, the GRANTOR and GRANTEE have executed this right-of-way and use easement this 17 day of December, 2020.

GRANTOR: 

Evan Glassman

GRANTEE:
7R, LLC, a Utah limited liability company



Randall M. Rawlings, Manager

STATE OF UTAH

COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me this 18 day of December, 2020 by Evan Glassman.



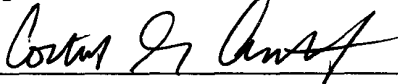
Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On the 17 day of December, 2020, personally appeared before me Randy Rawlings, who acknowledged themselves to be the Manager of 7R, LLC, a Utah limited liability company, and that they, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.



Notary Public

