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

Project Name: Hawthorne House

WO#: 6911683

RW#:

13591332
03/09/2021 01:45 PM \$40.00
800k - 11132 Pg - 9841-9843
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
ROCKY MOUNTAIN POWER
ATTN: LISA LOUDER
1407 W NORTH TEMPLE STE 110
SLC UT 84116-3171

BY: ADA, DEPUTY - WI 3 P.

RIGHT OF WAY EASEMENT

For value received, 379 LLC, A Utah Limited Liability Company of Salt Lake City, County of Salt Lake, State of Utah, ("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 74.25 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:

Beginning at a point 105.0 feet West from the Northeast corner of Lot 1, Block 19, Plat "D", Salt Lake City, Survey, and running thence West 60.0 feet; thence South 74.25 feet; thence East 60.0 feet; thence North 74.75 feet to the point of beginning.

Assessor Parcel No. 09-31-456-018-0000

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 4	th day of	January	, 20_21	
GRANTOR				
GRANTOR				
STATE OF Utah) ss. County of Salt Lake)				
County of Salt Lake				
On this Uthday of January	, 20 21 , be	fore me, the undersi	gned Notary Publi	c in and
for said State, personally appeared _Tim_	Watcke	_(name), kn	own or identified	to me to
be the Managing Member				
3 3				
the corporation, or the (manager / member)	of the limited lia	ibility company, or a	a partner of the pai	tnership
that executed the instrument or the	person who	executed the in	strument on be	half of
379 LLC	(entity name),	and acknowledged	l to me that sai	d entity
executed the same.				
IN WITNESS WHEREOF, I have hereunt	o set my hand ar	nd affixed my offici	al seal the day and	d vear in
this certificate first above written.	•	•		,
inis certificate first above written.		1/11	,	
	Min	Must	-	
			(Notary Si	gnature)
MICHAEL ARRETT	NOTARY F	PUBLIC FOR U+	ah	(state)
Notary Public State of Utah		Salt Lake City		_ ' '
My Commission Expires on: October 1, 2022 Comm. Number: 701714	-	nmission Expires: 10		
COMMITTE TO A T				

Property Description

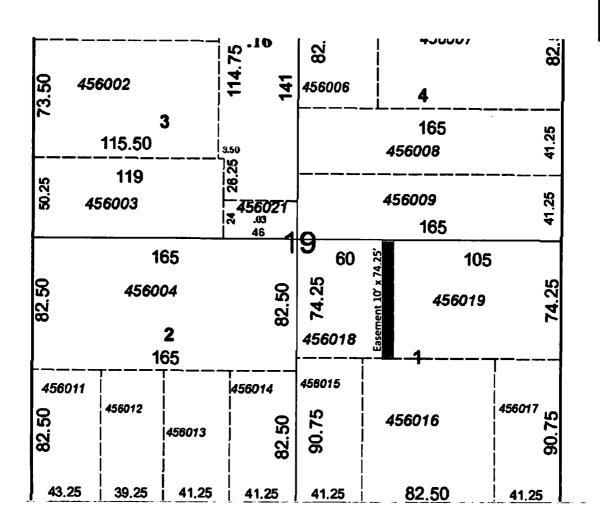
W 1/2 SE 1/4

Section 31

Township 1N

Range 1E

Salt Lake Base & Meridian Salt Lake County, Utah Lot: 09-31-456-018-0000



CC#: 11441

WO#: 6911683

379 LLC, a Utah Limited Liability Company

Drawn by Ian Barker p15486

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.





SCALE: Not to Scale