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RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
RICHARD ALL RED
7417 S 410 E
MIDVALE UT 84047
BY: GGA, DEPUTY - MA 5 P.

GRANT OF EASEMENT

Christian J. Deluca and Alexis C. Butterfield (“Grantors”), owners of the real property located at 7430 South 410 East, Midvale, UT 84047 (the “Servient Estate”), for good and valuable consideration, the receipt and sufficiency of which is expressly acknowledged hereby, grant unto Richard B. Allred and Laurel D. Allred (“Grantees”), personally and as Trustees for the Richard and Laurel Allred Family Trust dated 9-22-2020, owners of the real property located at 7417 South 410 East, Midvale, UT 84047 (the “Dominant Estate”), and Grantees’ successors and assigns, a perpetual, transferrable, and appurtenant easement and right-of-way across the sixteen feet (16’) wide roadway located on and running north and south along the eastern edge of the Servient Estate (the “Easement Area”), which roadway is also known as 410 East Street. The Easement Area is more particularly described on Exhibit A, attached hereto and incorporated herein be reference. The Easement Area constitutes a portion of the Servient Estate.

The easement and right-of-way hereby conveyed by Grantors provides the Grantees, and their successors and assigns, with the right of non-exclusive use, access, and enjoyment of the Easement Area for the purpose of accessing, using, improving, and enjoying the Dominant Estate. Such Easement Area may be used by the owners, residents, guests, and invitees of the Dominant Estate. The building of any kind of structure on the Easement Area is not permitted.

This easement shall be run with the land and be binding on all future owners of the Servient Estate and the Dominant Estate unless and until the owners of both the Servient Estate and the Dominant Estate sign and record a written agreement terminating or modifying the terms of this easement. It is anticipated that the Dominant Estate will be subdivided by Grantees, and the anticipated legal descriptions for the subdivide Dominant Estate are set forth on Exhibit A. Upon the Dominant Estate being subdivided, the easement rights conveyed to Grantees arising from this Grant of Easement shall continue and extend to all current and future owners of the resulting subdivided lots from the Dominant Estate, regardless of whether or not Grantees execute any document formally transferring or assigning any or all of their rights in the Easement Area to the future owners of the subdivided lots from the Dominant Estate. The owner(s) of the Servient Estate remain responsible for paying property taxes on the Easement Area.

This document may be recorded against the Servient Estate and Dominant Estate, which properties are more particularly described and identified on Exhibit A, attached hereto, which legal descriptions are incorporated herein by reference.

DATED this 8 day of June, 2021.



Christian J. Deluca



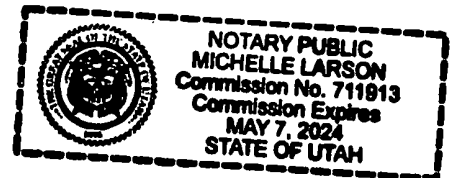
Alexis C. Butterfield

STATE OF UTAH)
): SS
COUNTY OF SALT LAKE)

On this 8, day of June, 2021, personally appeared before me Christian J. Deluca and Alexis C. Butterfield, the signers of the foregoing instrument, who duly acknowledged before me that they executed the same.



Notary Public



DATED this 8 day of June, 2021.

Richard B. Allred, Trustee

Richard B. Allred, Trustee for the
Richard and Laurel Allred Family
Trust dated 9-22-2020

Laurel D. Allred, Trustee
Laurel D. Allred, Trustee for the
Richard and Laurel Allred Family
Trust dated 9-22-2020

STATE OF UTAH)
): SS
COUNTY OF SALT LAKE)

On this 8, day of June, 2021, personally appeared before me Richard B. Allred and Laurel D. Allred, Trustees for the Richard and Laurel Allred Family Trust dated 9-22-2020, the signers of the foregoing instrument, who duly acknowledged before me that they executed the same.

Michelle Larson

Notary Public

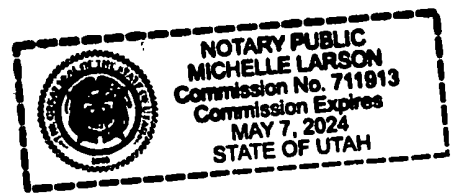


EXHIBIT A

Legal Description

EASEMENT AREA

RIGHT OF WAY EASEMENT COMMENCING AT THE CENTER SECTION CORNER OF SAID SECTION 30, WHENCE THE EAST QUARTER CORNER OF SAID SECTION 30 BEARS SOUTH 89°34'07" EAST A DISTANCE OF 2663.89 FEET, SAID LINE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION; THENCE SOUTH 89°34'07" EAST A DISTANCE OF 757.89 FEET; THENCE SOUTH 00°05'32" WEST A DISTANCE OF 157.72 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°05'32" EAST A DISTANCE OF 116.00 FEET TO AN EXISTING RIGHT OF WAY; THENCE NORTH 89°54'27" WEST ALONG SAID EXISTING RIGHT OF WAY A DISTANCE OF 16.00 FEET; THENCE NORTH 00°05'21" EAST A DISTANCE OF 116.00 FEET; THENCE SOUTH 89°54'27" EAST ALONG SAID EXISTING RIGHT OF WAY A DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING.

SERVIENT ESTATE

7430 South 410 East, Midvale, UT 84047, more particularly described as follows:

BEG N 89°35'57" W 1989.63 FT & S 0°00'23" W 160.07 FT FR E 1/4 COR SEC 30, T 2S, R 1E, SLM; S 89°35'57" E 82.44 FT; S 0°00'23" W 119.06 FT; N 89°43'02" W 82.44 FT; N 0°00'23" E 119.23 FT TO BEG. 0.23 AC M OR L. 8191-0388 8506-0372 8506-0372 9546-9420.

Parcel No. 22-30-402-053.

DOMINANT ESTATE

7417 South 410 East, Midvale, UT 84047, more particularly described as follows:

BEG E 736.17 FT & S 143.55 FT FR CEN SEC 30, T 2S R 1 E, SLM; S 272.58 FT; E 81.07 FT; N 272.58 FT; W 81.07 FT TO BEG. 0.51 AC M OR L. 8191-0386, 0388.

Parcel No. 22-30-403-010.

ANTICIPATED LEGAL DESCRIPTIONS OF DOMINANT ESTATE AFTER IT IS SUBDIVIDED AND NEW PLAT RECORDED

LOT 1, RICHARD ALLRED SUBDIVISION, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 30, T2S, R1E, SLB&M, SALT LAKE COUNTY, UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 30, WHENCE THE EAST QUARTER CORNER OF SAID SECTION 30 BEARS SOUTH 89°34'07" EAST A DISTANCE OF 2663.89 FEET, SAID LINE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE SOUTH 89°34'07" EAST A DISTANCE OF 757.89 FEET AND SOUTH 00°05'32" WEST A DISTANCE OF 137.72 TO A POINT, SAID POINT RECORDED AS BEING 44.58 RODS EAST AND 8.7 RODS SOUTH OF THE CENTER QUARTER CORNER OF SAID SECTION 30; THENCE SOUTH 00°05'40" WEST A DISTANCE OF 101.00 FEET TO THE POINT OF BEGINNING;

**THENCE SOUTH 89°54'37" EAST A DISTANCE OF 81.67 FEET;
THENCE SOUTH 00°05'33" WEST A DISTANCE OF 178.15 FEET;
THENCE NORTH 89°52'17" WEST A DISTANCE OF 81.68 FEET;
THENCE NORTH 00°05'40" EAST A DISTANCE OF 178.46 FEET TO THE POINT OF BEGINNING.**

CONTAINING 14,560 SQUARE FEET OR 0.334 ACRES.

LOT 2, RICHARD ALLRED SUBDIVISION, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 30, T2S, R1E, SLB&M, SALT LAKE COUNTY, UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 30, WHENCE THE EAST QUARTER CORNER OF SAID SECTION 30 BEARS SOUTH 89°34'07" EAST A DISTANCE OF 2663.89 FEET, SAID LINE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE SOUTH 89°34'07" EAST A DISTANCE OF 757.89 FEET AND SOUTH 00°05'32" WEST A DISTANCE OF 137.72 TO THE POINT OF BEGINNING, SAID POINT RECORDED AS BEING 44.58 RODS EAST AND 8.7 RODS SOUTH OF THE CENTER QUARTER CORNER OF SAID SECTION 30;

**THENCE SOUTH 89°54'27" EAST A DISTANCE OF 81.67 FEET;
THENCE SOUTH 00°05'33" WEST A DISTANCE OF 101.01 FEET;
THENCE NORTH 89°54'37" WEST A DISTANCE OF 81.67 FEET;
THENCE NORTH 00°05'40" EAST A DISTANCE OF 101.00 FEET TO THE POINT OF BEGINNING.**

CONTAINING 8,248 SQUARE FEET OR 0.189 ACRES.