

When Recorded, Please Return To:
D. Ryan Robison
1586 Stratford Ave. Ste #4
Salt Lake City, UT 84106

14130283 B: 11432 P: 6328 Total Pages: 5
07/18/2023 01:26 PM By: tpham Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: RYAN ROBINSON
1586 STRATFORD AVE. STE #4 SALT LAKE CITY, UT 84106



GRANT OF UTILITY EASEMENT

1558 Partners, LLC, a Utah limited liability company (“Grantor”), owns certain real property known as 1558 S. 1100 E., Salt Lake City, UT 84105, otherwise known as Tax Parcel ID No. 16-17-251-031-0000 (the “Grantor Property” – see Exhibit A for legal description). Barbara-Ann Van Elk (“Grantee”) owns certain real property known as 1552 S. 1100 E., Salt Lake City, UT 84105, otherwise known as Tax Parcel ID No. 16-17-251-030-0000 (“Grantee’s Property” – see Exhibit B for legal description), which Grantee’s Property is contiguous with Grantor’s Property.

Grantor, of Salt Lake City, Salt Lake County, Utah does hereby grant to Grantee a non-exclusive easement over that portion of the Grantor Property described in Exhibit C attached hereto (the “Easement Property”, for and in exchange for the sum of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

Such easement shall be for the purposes of repairing, maintaining and replacing an existing sewer lateral servicing the residence located on the Grantee Property. All such repair, maintenance and replacement shall be at Grantee’s sole cost and expense. Furthermore, by making any use of any of the rights granted to Grantee under this Grant of Utility Easement, Grantee agrees to timely repair – at Grantee’s sole cost – any damage to the Grantor Property caused by Grantee’s exercise of its rights hereunder and to return the Grantor Property to substantially the same condition it was in prior to such exercise of Grantee’s rights.

The easement granted herein is appurtenant to the Grantor Property and the Grantee Property. The easement and all rights and obligations herein shall constitute covenants running with the land and bind every person having a fee, leasehold, or any other interest in any portion of the Grantor Property or the Grantee Property, including each properties respective heirs, assigns, successors and personal representatives.

This easement shall terminate when and if the existing sewer lateral is re-located outside of the Easement Property.

[SIGNATURES ON FOLLOWING PAGE]

EXECUTED this 18 day of July, 2023.

GRANTOR

1558 Partners, LLC

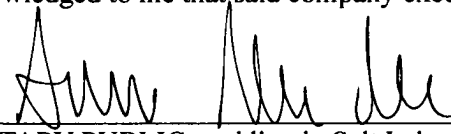


Phillip Winston, its Manager

STATE OF UTAH)
 §
County of Salt Lake)

On this 18th day of July, in the year 2023, before me
Annie Hall, a notary public, personally appeared Phil
Winston, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this
document, that he is the Manager of 1558 Partners, LLC, a Utah limited liability company, and that the
forgoing instrument was signed in behalf of said limited liability company by authority of resolution (or
by-laws) of its Members; and said person acknowledged to me that said company executed the same.

Witness my hand and official seal.



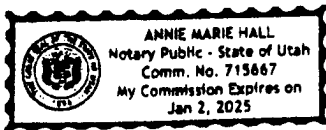
NOTARY PUBLIC, residing in Salt Lake County

EXHIBIT A

Grantor's Property

COM AT SE COR LOT 4, BLK 1, AMENDED PLAT OF HILLVIEW ADD, N 44 FT; W 97 FT; S 44 FT; E 97 FT TO BEG 3803-0448 7111-2750 07242-0186 11251-2046

Tax Parcel ID No.: 16-17-2451-031-0000

EXHIBIT B

Grantee's Property

S 9 FT OF LOT 1 ALL LOT 2 & N 6 FT OF LOT 3 BLK 1 HILLVIEW ADD 5552-2195

Tax Parcel ID No.: 16-17-2451-030-0000

EXHIBIT C

SANITARY SEWER EASEMENT DESCRIPTION:

A 3 FOOT EASEMENT FOR AN EXISTING SANITARY SEWER LATER BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT 44.00 FEET NORTH 00°01'26" WEST (NORTH BY RECORD) FROM THE SOUTHEAST CORNER OF LOT 4, BLOCK 1, AMENDED PLAT OF HILLVIEW ADDITION, BEING A SUBDIVISION OF PART OF LOT 19, BLOCK 16, FIVE ACRE PLAT "A", BIG FIELD SURVEY, AND RUNNING THENCE SOUTH 89°58'34" WEST 65.00 FEET; THENCE SOUTH 00°01'26" EAST 3.00 FEET; THENCE NORTH 89°58'34" EAST 65.00 FEET; THENCE NORTH 00°01'26" WEST 3.00 FEET TO THE POINT OF BEGINNING.

Such area comprising a portion of **Tax Parcel ID: 16-17-251-031-0000**