

WHEN RECORDED MAIL TO:

Questar Gas Company  
P.O. Box 45360, Right-of-way  
Salt Lake City, UT 84145-0360  
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14243134 B: 11492 P: 7798 Total Pages: 4  
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Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: QUESTAR GAS COMPANY  
PO BOX 45360 SALT LAKE CITY, UT 84145



Space above for County Recorder's use  
PARCEL I.D.# 22-10-134-039-0000

**RIGHT-OF-WAY AND EASEMENT GRANT**

42177

**Solbrock, LLC**, a Utah limited liability company, with an address of 2265 E Murray Holladay Rd, Holladay, UT ("**Grantor**"), does hereby convey and warrant to **QUESTAR GAS COMPANY**, a corporation of the State of Utah, dba Dominion Energy Utah ("**Grantee**"), its successors and assigns, for the sum of TEN DOLLARS (\$10.00) in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, a right-of-way and easement ("**Easement**") 20 feet in width to construct, lay, maintain, operate, repair, alter, inspect, protect, make connections to, remove, replace and abandon in place (whether above or below ground) pipelines, valves, valve boxes and install cathodic monitoring and mitigation facilities and other gas transmission and distribution facilities (collectively, the "**Facilities**"), through and across the following described land and premises situated in the County of Salt Lake, State of Utah, as shown on **Exhibit "A"** attached hereto and by this reference made a part hereof. The centerline of said Easement shall extend through and across the above-described land and premises as follows, to-wit:

*A CENTERLINE DESCRIPTION OF A PROPOSED 20.00 FT DOMINION ENERGY RIGHT OF WAY LOCATED IN THE NW 1/4 OF SEC 10, T2S, R1E, SLBM: IN SALT LAKE COUNTY.*

*THE BASIS OF BEARING IS S 89°56'38" W 2632.20 FT FROM THE N 1/4 CORNER OF SEC 10 AND THE NW CORNER OF SEC 10, T2S, R1E, SLB&M:*

*BEGINNING AT POINT ON THE GRANTORS NORTH LINE, SAID POINT BEING S 89°56'38" W ALONG SECTION LINE 577.94 FT AND SOUTH 110.92 FT FROM THE N 1/4 CORNER OF SEC 10, T2S, R1E, SLB&M:*

*THENCE S 24°18'10" E 40.75 FT, THENCE S 46°23'01" E 94.05 FT,  
THENCE PARALLEL WITH AND 10.00 FT NORTHERLY OF GRANTORS SOUTH LINE FOR  
THE FOLLOWING TWO (2) COURSES  
N 65°41'30" E 229.18 FT, THENCE N 59°31'56" E 179.21 FT,  
THENCE N 07°51'05" 17.23 FT TO THE POINT OF TERMINUS.*

**TO HAVE AND TO HOLD** the same unto said Grantee, its successors and assigns, in perpetuity, with the right of ingress and egress to and from said Easement to construct, lay, maintain, operate, repair, alter, inspect, protect, make connections to, remove, replace and

abandon in place (whether above or below ground) the same. This Easement shall carry with it the right to use any available access roads for the purpose of conducting the foregoing activities. During temporary periods, Grantee may use such portion of the property along and adjacent to the Easement as may be reasonably necessary in connection with construction, maintenance, repair, removal or replacement of the Facilities. Grantor shall have the right to use said premises except for the purposes for which this Easement is granted to Grantee, provided such use does not interfere with the Facilities or any other rights granted to Grantee hereunder.

Without limiting the generality of the foregoing, Grantor(s) does hereby covenant, warrant and agree as follows:

1. Grantor shall not build or construct, nor permit to be built or constructed, over or across the Easement, any building, retaining walls, rock walls, footings or improvement which impairs the maintenance or operation of the Facilities.

2. Grantor shall not change the contour within the Easement without prior written consent of Grantee.

3. Grantor shall not plant, or permit to be planted, any deep rooted trees, or any vegetation with roots that may damage the Facilities, within the Easement, without prior written consent of Grantee.

4. Grantor shall not place personal property within the Easement that impairs the maintenance or operation of the Facilities.

5. Grantee shall have the right to cut and remove timber, trees, brush, overhanging branches, landscaping and improvements or other obstructions of any kind and nature which may injure or interfere with Grantee's use, occupation or enjoyment of this Easement, without liability to Grantor, and without any obligation of restoration or compensation.

6. Grantor agrees to indemnify, hold harmless and defend Grantee, its agents and employees, from all claims, mechanics liens, demands, damages, actions, costs and charges for personal injury and property damage, and any other liabilities, including attorney's fees, arising out of or by any reason of Grantor's use of the Easement or any activities conducted thereon by Grantor, Grantor's agents, employees, invitees or as a result of Grantor's negligence.

This Easement shall be binding upon and inure to the benefit of the successors and assigns of Grantor and the successors and assigns of Grantee, and may be assigned in whole or in part by Grantee.

It is hereby understood that any parties securing this grant on behalf of Grantee are without authority to make any representations, covenants or agreements not herein expressed.

WITNESS the execution hereof this 20 day of May, 2024.

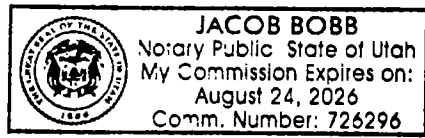
Solbrock, LLC

By- [Signature]  
Mason Dutton, Manager

STATE OF UTAH )  
 ) ss.  
COUNTY OF SALT LAKE )

On the 20 day of MAY, 2024 personally appeared before me  
MASON DUTTON who, being duly sworn, did say  
that he/she is a Manager of Solbrock, LLC, and that the foregoing instrument was signed on  
behalf of said company by authority of its Articles of Organization or its Operating Agreement.

[Signature]  
Notary Public



**Exhibit A**

