

WHEN RECORDED, RETURN TO:
F4 Properties, LLC
1216 W. Legacy Crossing Blvd., Ste. 150
Centerville, UT 84014

14299080 B: 11524 P: 4652 Total Pages: 3
10/10/2024 03:50 PM By: csummers Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

Affecting a portion of Parcel No. 16-06-253-029

176001 - mca

STORM DRAIN EASEMENT

For the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned JF Bonneville Apartments, LLC, a Utah limited liability company, its successors and assigns (“**Grantor**”) hereby grants, conveys, sells, and sets over unto F4 Properties, LLC, a Utah limited liability company and Gardner JFGHB Holdings, L.C., a Utah limited liability company (collectively, the “**Grantee**”), their successors and assigns, a right-of-way and easement to construct, lay, maintain, operate, repair, inspect, protect, install, remove and replace storm drain lines and all appurtenances thereto, hereinafter called the “**Facilities**”, said right-of-way and easement being situated in Salt Lake City, State of Utah, over and through a portion of Grantor’s land, more fully described as follows:

See legal description attached hereto as Exhibit A

To have and to hold the same unto said Grantor, its successors and assigns, with the right of ingress and egress in said Grantee, its officers, employees, representatives, agents and assigns to enter upon the above-described property with such equipment as is necessary to construct, lay, maintain, operate, repair, inspect, protect, install, remove and replace said Facilities. During construction periods, Grantee and its agents may use such portion of Grantor’s property along and adjacent to said right-of-way as may be reasonably necessary in connection with the construction or repair of said Facilities. The contractor performing the work shall restore all property through which the work traverses, to as near its original condition as reasonably possible. Grantor shall have the right to use said premises except for the purpose for which this right-of-way and easement is granted to the said Grantee, provided such use shall not interfere with the Facilities or with the use of said Facilities, or any other rights granted to the Grantee hereunder.

Grantor warrants that it and no one else holds title to the above-described property and that they have authority to grant said easement to Grantee.

Said right-of-way and easement may be released and terminated by operation of law, or upon written execution of a release and termination thereof by Grantee recorded in the office of the Salt Lake County Recorder.

[Remainder of page left intentionally blank. Additional pages follow.]

IN WITNESS WHEREOF, the Grantor has executed this Storm Drain Easement as of the 9th day of October, 2024.

GRANTOR

JF Bonneville Apartments, LLC,
a Utah limited liability company

By: JF Bonneville Manager, LLC
Its: Manager

By: JF Properties, LLC
Its: Manager

By: J. Fisher Companies, LLC
Its: Manager

By: 
Name: Owen Fisher
Its: Manager

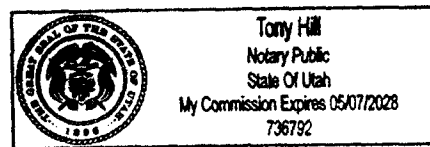
STATE OF UTAH)
 §
COUNTY OF DAVIS)

On this 9 day of October, in the year 2024, personally appeared before me Owen Fisher, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he is the Manager of J. Fisher Companies, LLC, the Manager of JF Properties, LLC, the Manager of JF Bonneville Manager, LLC, the Manager of JF Bonneville Apartments, LLC, and that said document was signed by him in behalf of said limited liability company by authority of its governing documents, and said Owen Fisher acknowledged to me that said limited liability company executed the same.

Witness my hand and official seal.



(Notary Signature)



(Seal)

EXHIBIT A
(Legal Description)

Beginning at a point being South 89°58'19" West, 24.90 feet from the Southeast Corner of Lot 3, Block 48, Plat "B", Salt Lake City Survey; said point also being South 89°58'07" West, along a monument line, 419.39 feet and North 00°01'53" West, 229.39 feet from a street monument located at the intersection of 300 South Street and 500 East Street; and running thence South 89°58'19" West, 140.17 feet; thence North 00°05'27" West, 82.52 feet; thence North 89°58'19" East, 140.17 feet; thence South 00°05'20" East, 82.52 feet to the point of beginning.

Contains: 11,567 Sq. Ft. (or 0.27 Acres)