

DEED OF EASEMENT

FD-16198

DON M. JONES, Grantor of Pleasant View, County of Weber, State of Utah, for and in consideration of the sum of Ten Dollars, receipt of which is hereby acknowledged, does hereby grant and convey unto Pleasant Meadow L.L.C., its successor, heirs, and assigns forever, a 60 foot unrestricted easement and right of way to be built and dedicated to private use for, but not limited to, access road, curb & gutter, sidewalk and utility lines or systems, drainage, storm water drainage purposes, with the right, privilege and authority from time to time to construct, reconstruct, repair, install, lay, maintain, operate, excavate, repair or replace, or increase or decrease the size of any utility line or utility system with necessary fixtures, on, over, under and across the following described parcel of land, situated in WEBER County, Utah:

SEE EXHIBIT "A"
ATTACHED HERETO AND BY THIS REFERENCE
MADE A PART HEREOF

This grant of easement also includes the right of ingress and egress for all purposes incident to such easement and right and it is expressly understood that no buildings or other inhabited structures will be placed under or over such utility lines, or encroach upon said right-of-way or easement. This Deed of Easement is and was granted pursuant to a contract dated February 5, 1997 and the terms of that Agreement and its addendum are not merged with this deed but shall survive this deed. Grantor specifically reserves the right for himself, his agents, successors and assigns to use the easement for any or all of the purposes enumerated in this Easement or as allowed by law.

Dated this 21st day of July, 1997.

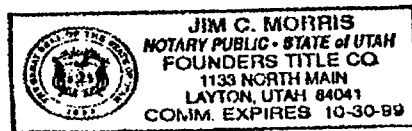
Don M Jones
Michidawn J. Ubelhor
Attorney-in-fact for Don M. Jones
by Michidawn J. Ubelhor

STATE OF UTAH)
 :SS
COUNTY OF WEBER)

On the 21st day of July, 1997, personally appeared before me, Michidawn J. Ubelhor, Attorney-in-fact for Don Jones the signer of the within instrument who duly acknowledged to me that She executed the same.

Jim C Morris
Notary Public

My Commission Expires: 10-30-99
Residing in: Davis County



E# 1491781 BK1879 PG2972
DOUG CROFTS, WEBER COUNTY RECORDER
08-SEP-97 1213 PM FEE \$13.00 DEP NH
REC FOR: FOUNDERS.TITLE

EXHIBIT A

PT. 17-072-0013

ACCESS ROAD AND UTILITY EASEMENT DESCRIPTION
A 60-FOOT RIGHT-OF-WAY AND UTILITY EASEMENT LOCATED WITHIN THE
NORTHWEST QUARTER OF SECTION 32, T.7N, R.1W, S.L.B. 7 M., U.S. SURVEY,
LYING 30 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE.

Pt. 17-072-0013
BEGINNING AT A POINT THAT IS SOUTH 368.21 FEET AND EAST 376.45 FEET FROM
THE NORTHWEST CORNER OF SAID SECTION 32; THENCE S00°18'04"W 162.68 FEET
TO A POINT ON A 158.41 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS
S89°41'56"E; THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT
THROUGH A CENTRAL ANGLE OF 50°40'20" A DISTANCE OF 140.09 FEET TO A
POINT OF REVERSE CURVE, THE BEARING BETWEEN CURVE CENTERS BEING
S39°37'44"W; THENCE SOUTHEASTERLY ALONG A 157.44 FOOT RADIUS CURVE TO
THE RIGHT THROUGH A CENTRAL ANGLE OF 50°56'41" A DISTANCE OF 139.99
FEET; THENCE S00°34'25"W 165.22 FEET TO THE NORTH LINE OF 2550 NORTH
STREET.