

WHEN RECORDED, PLEASE RETURN TO:

Victor A. Taylor, Esq.
Kimball, Parr, Waddoups, Brown & Gee
185 South State Street, Suite 1300
Salt Lake City, Utah 84111

ENT 18546 BK 3645 PG 418
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
1995 MAR 27 2:56 PM FEE 15.00 BY MB
RECORDED FOR AFFILIATED TITLE COMPANY IN

EASEMENT DEED

[Recreational Equipment, Inc./Lake Pointe Associates, Ltd.]

THIS INSTRUMENT is executed as of the 20 day of ^{March} ~~February~~, 1995, by RECREATIONAL EQUIPMENT, INC., a Washington corporation ("Grantor"), whose address is 6750 S. 228th Street, Kent, Washington 98032, in favor of LAKE POINTE ASSOCIATES, LTD., a Utah limited partnership ("Grantee"), whose address is 127 South 500 East, Suite 310, Salt Lake City, Utah 84102.

FOR THE SUM OF TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, Grantor hereby conveys to Grantee an easement for the existing encroachment of a wall, footings and foundation along the easterly line of the following real property located in Utah County, Utah:

Commencing at a point which is South 89°08'17" East 463.18 feet along the Section line and South 00°51'43" West 24.32 feet from the Northwest corner of the Northeast quarter of Section 27, Township 6 South, Range 2 East, Salt Lake Base and Meridian; running thence South 89°08'17" East 160.00 feet; thence South 00°47'00" West 222.79 feet; thence South 22°03'01" East 10.31 feet; thence South 00°47'00" West 298.35 feet to the North right-of-way line of 1300 South; thence along said right-of-way line North 89°13'00" West 172.00 feet; thence leaving said right-of-way line North 00°47'00" East 244.57 feet; thence North 09°14'38" East 54.37 feet; thence North 00°47'00" East 232.51 feet to the point of beginning.

SUCH EASEMENT shall benefit and be appurtenant to certain real property located in Utah County, Utah, described as follows:

Commencing at a point which is South 89°08'17" East 623.16 feet along the Section line and South 00°51'43" West 24.32 feet from the Northwest corner of the Northeast quarter of Section 27, Township 6 South, Range 2 East, Salt Lake Base and Meridian; running thence South 89°08'17" East 716.14 feet; thence South 01°13'54" West 370.68 feet; thence South 89°03'19" East 1.59 feet; thence South 01°17'43" West 159.00 feet; thence North 89°13'00" West 709.40 feet; thence North 00°47'00" East 298.35 feet; thence North 22°03'01" West 10.31 feet; thence North 00°47'47" East 222.79 feet to the point of beginning.

GRANTOR shall maintain such wall, footings and foundation in accordance with the requirements of Sections 3.03 and 3.05 of that certain Reciprocal Easement and Operation Agreement between Recreational Equipment, Inc. and Lake Pointe Associates, Ltd., dated January 5, 1995 and recorded January 9, 1995 as Entry No. 1374 in Book 3600 at Page 889 of the official records of the Utah County Recorder.

GRANTOR has executed this instrument in favor of Grantee on the date set forth below, to be effective as of the date first set forth above.

GRANTOR:

RECREATIONAL EQUIPMENT, INC.

By [Signature]
Its V.P. Retail

Date 3/6/95

By [Signature]
Its Sr. V.P. CFO

Date 3/6/95

State of Utah)
County of Salt Lake) ss.

The foregoing instrument was acknowledged before me this _____ day of February, 1995, by _____, the _____ of Recreational Equipment, Inc.

(Seal)

Notary Public

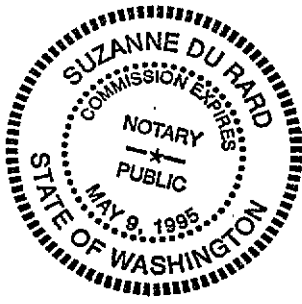
My Commission Expires:

Residing at:

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this 6th day of March, 1995, before me, a Notary Public in and for the State of Washington, personally appeared Bob Korbol and Dan Ducich, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons who executed this instrument, on oath stated that they were authorized to execute the instrument, and acknowledged it as the VP Retail and Sr. VP/CFO of RECREATIONAL EQUIPMENT, INC., to be the free and voluntary act and deed of said corporation for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.



Suzanne DuRard
NOTARY PUBLIC in and for the State of
Washington, residing at Seattle
My appointment expires 5-9-95
Print Name: Suzanne DuRard