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City of St. George
City Attorney's Office
175 East 200 North
St. George, Utah 84770

DOC # 20090044857

Easements Page 1 of 2
Russell Shirts Washington County Recorder
11/25/2009 09:36:39 AM Fee \$ 12.00
By SWEANEY JEFF W



Tax ID: SG-SMSB-1-1 thru 9
SG-SMSB-1-27 thru 53
SG-SMSB-1-55 thru 63

ACCESS AND DRIVEWAY EASEMENT

That in consideration of Ten Dollars and other good and valuable consideration paid SUNBROOK MASTER OWNERS ASSOCIATION, herein referred to as Grantor, by S & A RESIDENTIAL, LLC, herein referred to as Grantee, the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell, transfer and convey unto Grantee, its successors and assigns, a perpetual easement for ingress and egress, to use, install, operate, maintain, repair, remove, relocate and replace a driveway, in and along real property owned by Grantor in Washington County, State of Utah, and the easement being more fully described as follows:

See Exhibit "A"

TO HAVE AND TO HOLD such property to Grantee forever for the uses and purposes normally associated with ingress, egress and a residential driveway.

Grantee shall maintain the perpetual easement in good repair. Grantee does agree to in no way encumber said easement or subject it to the imposition of liens of any type during the term of this easement. Grantor may not install, build, place or cause or allow any structure to be installed, built, or placed in the easement. If any structure is installed, built, or placed within the easement, Grantor bears the risk of loss or damage to those improvements resulting from Grantee's exercise of the easement rights and Grantee is not responsible to repair, replace, maintain, indemnify or reimburse Grantor for any damage or loss.

The grant and other provisions of this easement shall constitute a covenant running with the land for the benefit of the Grantee its successors and assigns.

IN WITNESS WHEREOF, the Grantors has executed this instrument this 24 day of November, 2009.

GRANTOR: SUNBROOK MASTER OWNERS ASSOCIATION

William J. Hammons
BOARD MEMBER

STATE OF UTAH)
County of Washington)
ss.

On the 24 day of November 2009, appeared before me William J. Hammons whose identity is personally known to me or proved to me on the basis of satisfactory evidence and who did say that he/she is a Board Member of the SUNBROOK MASTER OWNERS ASSOCIATION, a Utah corporation, and that said document was signed by her in behalf of said company by authority of a resolution of its board of directors, and he/she acknowledged to me that said corporation executed the same.

[Signature]
Notary Public

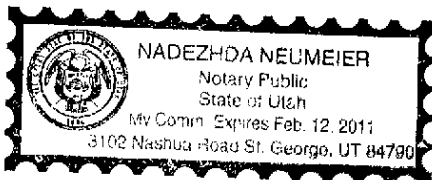


Exhibit "A"

**DESCRIPTION OF INGRESS AND EGRESS EASEMENT
FOR RESIDENTIAL ACCESS ACROSS COMMON AREA FROM SANTA MARIA
SUBDIVISION AT SUNBROOK PHASE 1
FOR LOT 46 CANYON VIEW RIDGE AT SUNBROOK**

Beginning at the Southwest Corner of Lot 46 Canyon View Ridge at Sunbrook Subdivision as recorded in the official record's of the Washington County Recorder's Office and located in Section 27, Township 42 South, Range 16 West, Salt Lake Base and Meridian and running thence North $89^{\circ}40'00''$ East 79.74 feet along the South Lot Line to a corner of said Lot 46 and also the Northeast Boundary Corner of the Santa Maria Subdivision at Sunbrook Phase 1 as recorded in the official record's of the Washington County Recorder's Office; thence South $45^{\circ}48'56''$ West 51.44 feet to a point on the North and East Right of Way Line for Desert Springs Road, said point being on a 125.00 foot radius curve to the left (bearing to radius point is $S 44^{\circ}01'55'' W$); thence Northwesterly through a central angle of $24^{\circ}39'49''$ and 53.81 feet along the arc of said curve; thence leaving Desert Springs Road Right of Way and running North $19^{\circ}22'06''$ East 7.77 feet to the point of beginning.

Containing 1,521 square feet or 0.03 acres

Prepared by L. Ried Pope PE, PLS 11/23/09

