



When Recorded Return To
Steven W. and Karen T. Martin
~~272 North 300 West~~ 2335 E Washington Dam Rd
~~La Verkin, Utah 84745~~ Washington, UT 84780

Tax ID: W-4-2-19-402 & W-4-2-19-403

INGRESS EGRESS AND PUBLIC UTILITIES EASEMENT

That in consideration of Ten Dollars and other good and valuable consideration paid to Darrell E. and Kathleen M. Blake (Husband and Wife), herein referred to as Grantor, by Steven W. and Karen T. Martin (Husband and Wife), 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, and a public utility easement to be used as necessary to access grantees property and associated easements 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' for Legal Description 'Exhibit B' for Sketch

TO HAVE AND TO HOLD such property to Grantee, Steven W. and Karen T. Martin, forever and for the uses and purposes normally associated with ingress egress and public utilities.

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 anything to be installed, built, or placed in the easement. If any improvement is installed, built, or placed within the easement, Grantor bears the risk of loss or damage to those improvements resulting from the 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.

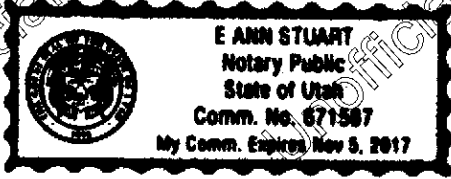
IN WITNESS WHEREOF, the Grantors has executed this instrument this 5th day of March, 2015.

GRANTOR:
Darrell E. Blake
Darrell E. Blake

Kathleen M. Blake
Kathleen M. Blake

STATE OF UTAH)
County of Washington)
ss.

On the 5th day of March, 2015 personally appeared before me, Darrell E. and Kathleen M. Blake, Husband and Wife as Joint Tenants, personally known to me of proved to me on the basis of satisfactory evidence to be the persons whose names are signed hereon and acknowledged before me that they signed it voluntarily for its stated purpose.



E Ann Stuart
Notary Public

My Commission Expires 11/5/17

Notary Public residing at St. George, Utah



Bush and Gudgeon, Inc.
Engineers • Planners • Surveyors
Salt Lake City - St. George
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EXHIBIT A
INGRESS EGRESS AND PUBLIC UTILITY EASEMENT

THE INTENT OF THIS DOCUMENT IS TO CREATE A 25.00 FOOT WIDE INGRESS, EGRESS AND PUBLIC UTILITY EASEMENT ACROSS THE DARRELL E. AND KAREN M. BLAKE PARCELS DESCRIBED IN DOCUMENT ENTRY NUMBERS 698603 AND 824368 TO BE UTILIZED BY STEVEN W. AND KAREN T. MARTIN TO ACCESS A PARCEL DESCRIBED IN DOCUMENT NUMBER 20140018074.

BEGINNING AT A POINT S 88°51'06" W 2322.50 FEET AND S 1°43'28" W 87.12 FEET FROM THE WEST QUARTER CORNER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE S 1°43'28" W 25.58 FEET; THENCE S 79°30'45" W 200.01 FEET; THENCE N 0°38'15" E 25.48 FEET; THENCE N 79°30'45" E 200.50 FEET TO THE POINT OF BEGINNING.

CONTAINS 5,007 SQ. FT. OR 0.115 ACRE

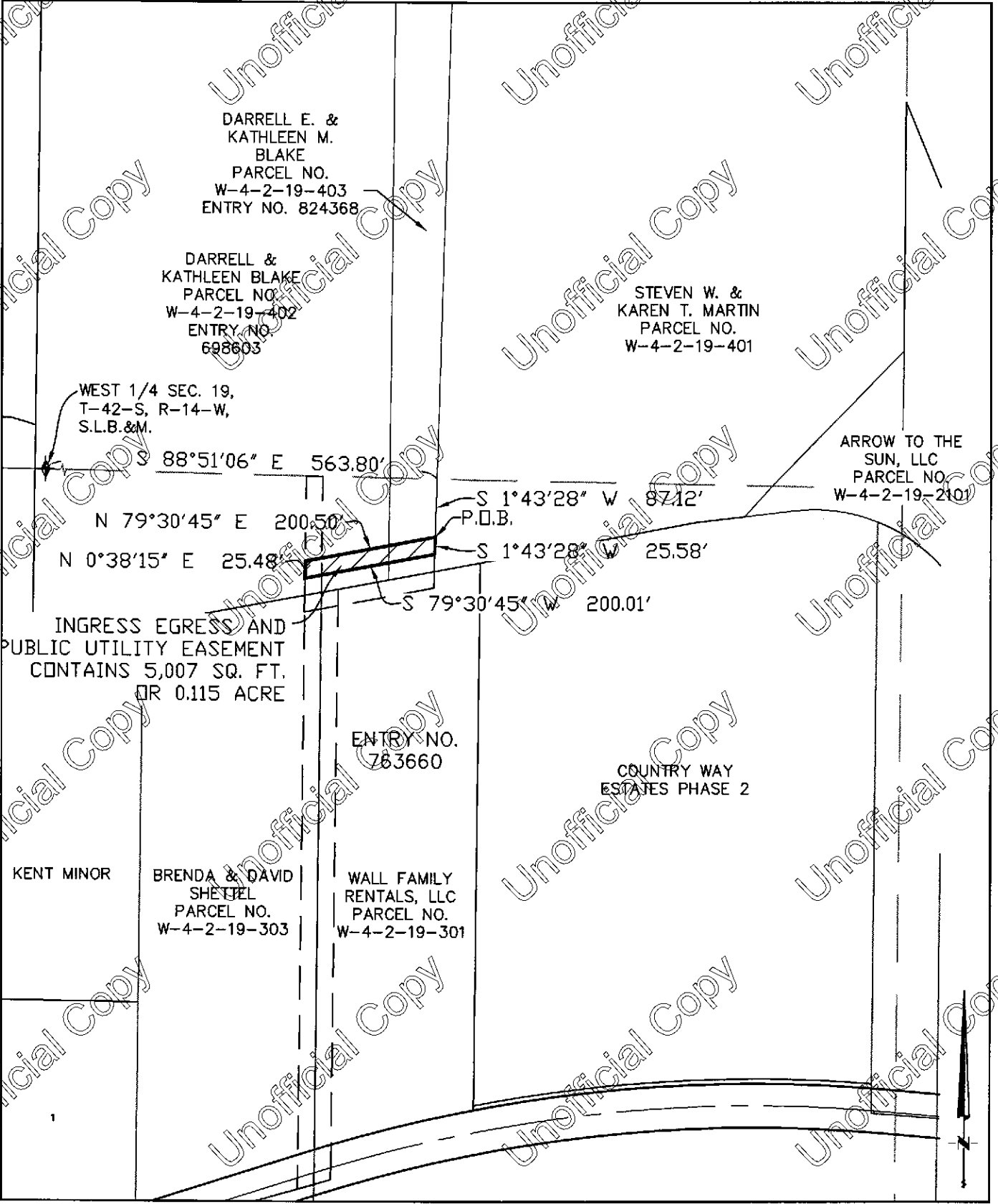


EXHIBIT B
DARRELL & KATHLEEN BLAKE
PARCEL NO. W-4-2-19-402 & W-4-2-19-403



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