

7
DOC # 20180024049

Partial Release of Easement
Russell Shirts Washington County Recorder Page 1 of 3
06/11/2018 11:16:45 AM Fee \$ 14.00
By SOUTHERN UTAH TITLE CO



WHEN RECORDED, MAIL TO:

Jonathan K. Hansen
HANSEN BLACK ANDERSON ASHCRAFT PLLC
3051 West Maple Loop Drive, Suite 325
Lehi, Utah 84043
(801) 922-5000

SOUTHERN UTAH TITLE COMPANY
ACCOMMODATION RECORDING ONLY
NOT EXAMINED

Tax Serial Nos.: H-4-2-1-234

PARTIAL RELEASE OF MASTER COMMUNICATIONS EASEMENT

THIS PARTIAL RELEASE OF MASTER COMMUNICATIONS EASEMENT (this "**Release**") is made as of May **31**, 2018.

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Roland Neil Family Limited Partnership, a Utah limited partnership having an address of 1070 ZIONVILLE DR. EAA as Grantee under the Easement (as defined below), does hereby reconvey, release, and terminate all right, title and interest as Grantee in, to and under the following Master Communications Easement for Elim Valley (the "**Easement**"), which affects the real property legally described on **Exhibit A** hereto (the "**Property**"): a Master Communications Easement for Elim Valley, which was recorded on February 16, 2007 as Document No. 20070008385 in the official records of the Washington County, Utah Recorder's Office, and all amendments thereto, including without limitation that certain First Amendment to Master Communications Easement for Elim Valley, recorded May 20, 2008, as Document No. 20080026598 in the official records of the Washington County, Utah Recorder's Office.

In conjunction with this Release, the undersigned further agrees that the Easement is hereby amended to the extent necessary and required to remove the Property from the Easement, such that the Property shall no longer be subject to the Easement.

IMPORTANT: THE TERMS OF THIS PARTIAL RELEASE SHOULD BE READ CAREFULLY BECAUSE ONLY THOSE TERMS IN WRITING ARE ENFORCEABLE. NO OTHER TERMS OR ORAL PROMISES NOT CONTAINED IN THIS WRITTEN CONTRACT MAY BE LEGALLY ENFORCED. YOU MAY CHANGE THE TERMS OF THIS INSTRUMENT ONLY BY ANOTHER WRITTEN AGREEMENT.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, Grantee has caused this Release to be duly executed as of the day and year first above written.

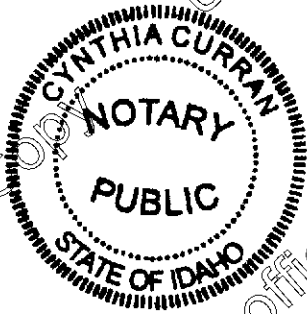
GRANTEE:

ROLAND NEIL FAMILY LIMITED PARTNERSHIP

By: [Signature]
Name: Roland N Walliser
Title: _____

STATE OF Idaho
COUNTY OF Bonneville :SS.

The foregoing instrument was acknowledged before me this 31 day of May 2018 by Roland Walliser, a manager of Roland Neil Family Limited Partnership, a Utah limited partnership, the signer of the foregoing instrument, who duly acknowledged to me that he executed such instrument on behalf of such entity.



Cynthia Curran
Notary Public
EXP 7/13/2023

EXHIBIT A

PROPERTY DESCRIPTION

Beginning at a point being South $00^{\circ}12'17''$ West 2643.80 feet along the section line to the corner common to Sections 1, 2, 11 and 12, and South $89^{\circ}41'40''$ East 2482.65 feet along the section line from the Quarter Corner common to Sections 1 and 2, Township 42 South, Range 14 West, Salt Lake Base and Meridian and running; thence North 2299.24 feet to the Southerly line of Sand Hollow Road and running the following (3) courses along said Southerly line; thence North $86^{\circ}07'39''$ East 81.98 feet; thence Easterly, 455.53 feet along an arc of a 1722.00 foot radius curve to the left, (center bears North $03^{\circ}52'21''$ West), with a central angle of $15^{\circ}09'24''$ thence North $70^{\circ}58'15''$ East 226.15 feet; thence South 2472.87 feet to a point on the Section Line; thence North $89^{\circ}40'14''$ West 571.81 feet along the Section line to the Quarter Corner common to Section 1 and 12 of said Township 42 South, Range 14 West, Salt Lake Base and Meridian; thence North $89^{\circ}41'40''$ West 168.94 feet along the Section Line to the Point of Beginning.