

Easements Page 1 of 3
Russell Shirts Washington County Recorder
08/15/2019 09:46:44 AM Fee \$40.00 By FIRST
AMERICAN - ST. GEORGE MAIN

When Recorded Return To:
Karl Larson

Tax ID: W-5-3-12-32111

W-5-3-12-430

NON-EXCLUSIVE DRAINAGE EASEMENT

Know all Persons by these presents that for and in consideration of Ten Dollars and other good and valuable consideration in hand paid by St. George Retirement, LLC, herein referred to as GRANTEE, the receipt and sufficiency thereof being hereby acknowledged, The Groves, LLC, a Wyoming limited liability company and South Landing Development LLC, a Wyoming limited liability company herein referred to as GRANTORS, the Grantors do hereby grant, bargain, sell, transfer and convey unto Grantee, its successors and assigns, a non-exclusive Easement for drainage improvements and access, construction, and maintenance in and along real property owned by Grantors in Washington County, State of Utah, and the Easement being more fully described as follows:

See Exhibit A & B attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD such Easement to Grantee forever for the uses and purposes normally associated with public use for storm drain improvements.

The Easement granted hereby is a non-exclusive Easement and Grantors specifically reserve the right for it and its successors and assigns to utilize the property subject to this Easement for any purpose that does not unreasonably interfere with the rights of Grantee herein.

Grantors further reserve the right to relocate the Easement at Grantors' sole discretion to a location more suitable for Grantors' purposes in developing the land constituting the Stucki Farms Planned Community Development. Such relocation shall be without cost and expense of any kind to the Grantee and such relocation shall not increase any cost or burden to the Grantee or Grantee's successors and assigns.

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 have executed this instrument this 15th day of August, 2019.

GRANTORS:
The Groves, LLC

[Signature]
By: Karl S. Larson
Its: Member Manager

South Landing Development, LLC

[Signature]
By: Karl S. Larson
Its: Member Manager

STATE OF UTAH
WASHINGTON COUNTY } SS

On the 15 day of August, 2019, personally appeared before me Karl S. Larson, to me known to be the individual described in and who executed the document annexed hereto as Member Manager of The Groves, LLC and South Landing Development, LLC and who executed same in my presence or acknowledged said signature as a true and free act and deed, before me.

[Signature]
Notary Public

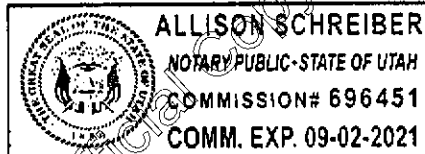


EXHIBIT "A"
DRAINAGE EASEMENT
LEGAL DESCRIPTION

BEGINNING AT A POINT N 1°08'32" E 3252.43 FEET ALONG THE WEST SECTION LINE OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 15 WEST SALT LAKE BASE AND MERIDIAN AND S 88°51'28" E 589.90 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 12, AND RUNNING THENCE N 59°02'31" W 197.54 FEET; THENCE N 30°57'29" E 10.00 FEET; THENCE S 59°02'31" E 198.66 FEET; THENCE S 37°19'01" W 10.06 FEET, TO THE POINT OF BEGINNING.

