

When recorded, please return to:

Grantee
PO Box 390
LaVerkin UT 84745
Parcel No. H-COVI-1A-1

STORM WATER DRAINAGE EASEMENT

For the sum of one dollar, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned GRANTOR hereby grants, conveys, sells and sets forth unto The Home Company Inc., a Utah corporation, hereinafter referred to as GRANTEE, its successors and assigns, a twelve foot (12') wide perpetual, non-exclusive easement to maintain, operate, repair, inspect, protect, install, remove, and replace storm water drainage facilities and appurtenances as may be needed or desirable, along the north and east property lines of the below described parcel, by GRANTEE and required by Hurricane City, Utah, (hereinafter collectively the "Facilities") insofar as the Facilities lie within the property of the GRANTOR, said right-of-way and easement being situate in the City of Hurricane, Washington County, State of Utah, over, through, and under a parcel of GRANTOR'S land, being more particularly described as follows:

BEGINNING AT A POINT WHICH IS SITUATED SOUTH 01°08'16" WEST ALONG THE BLOCK LINE 314.95 FEET AND SOUTH 87°43'30" WEST 178.21 FEET FROM THE NORTHEAST CORNER OF LOT FOUR (4), BLOCK EIGHTEEN (18), OF THE HURRICANE FIELD SURVEY TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 01°08'16" WEST 84.05 FEET TO A POINT ON THE NORTH LINE OF COVINGTON CROSS SUBDIVISION, AMENDED, OFFICIAL RECORDS OF WASHINGTON COUNTY, UTAH; THENCE ALONG SAID NORTHERLY SUBDIVISION BOUNDARY NORTH 89°09'14" EAST 0.51 FEET; THENCE LEAVING SAID NORTHERLY BOUNDARY LINE SOUTH 32°09'37" EAST 14.03 FEET TO THE NORTHERLY BOUNDARY LINE OF 460 NORTH STREET AND A POINT ON A 123.16 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT OF WHICH THE RADIUS POINT BEARS SOUTH 26°19'50" EAST; THENCE SOUTHWESTERLY ALONG SAID BOUNDARY AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°39'01", A DISTANCE OF 25.04 FEET; THENCE LEAVING SAID LINE NORTH 32°09'37" WEST 29.24 FEET TO THE NORTHERLY BOUNDARY OF SAID SUBDIVISION; THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING TWO COURSES: SOUTH 89°09'14" WEST 29.13 FEET; THENCE SOUTH 89°26'48" WEST 51.09 FEET; THENCE LEAVING SAID SUBDIVISION BOUNDARY NORTH 01°08'16" EAST 79.01 FEET; THENCE NORTH 89°26'48" EAST 35.00 FEET; THENCE NORTH 85°19'50" EAST 74.31 FEET TO THE POINT OF BEGINNING. CONTAINING 9,324 SQUARE FEET OR 0.214 ACRES.

TO HAVE AND TO HOLD the same unto the said GRANTEE, its successors and assigns, with the right of ingress and egress in said GRANTEE, its officers, employees, representatives, agents and assigns, to enter upon the above described right-of-way and easement with such equipment as is necessary to install, maintain, operate, repair, inspect, protect, remove and replace the Facilities.

During construction and maintenance periods, GRANTEE shall restore all property through which its work traverses, to as near its original condition as is reasonably possible, provided the GRANTEE shall not be responsible for restoring large vegetation such as trees or mature shrubs or for restoration of any buildings or other improvements other than roadways, trail surfaces or other underground utilities.

GRANTOR shall not build or construct or permit to be constructed over and across said right-of-way and easement, any buildings or improvements of any kind, nor change the contour thereof. This right-of-way and easement grant shall be binding upon and inure to the benefit of the successors and assigns of the GRANTOR and the successors and assigns of the GRANTEE, and may be assigned in whole or in part by GRANTEE without prior approval from GRANTOR.

IN WITNESS WHEREOF, the GRANTOR has executed this right-of-way and easement this 17 day of February, 2022.

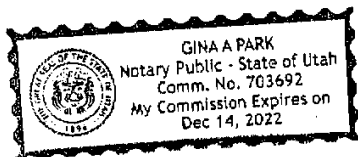
GRANTOR:

By: *Lane Blackmore*
JB HOLDINGS, LLC
By: Lane Blackmore, Manager

ACKNOWLEDGEMENT

State of Utah)
 : ss.
County of Washington)

On this 17th of February, 2022, personally appeared before me Lane Blackmore, who being duly sworn, says that he is a Manager of JB HOLDINGS, LLC, the company that executed the above and foregoing instrument and that said instrument was signed in behalf of said company by authority of its articles of organization, operating agreement, or by authority of a resolution of its members, and said Lane Blackmore acknowledged to me that said company executed the same.



Gina A. Park
Notary Public