

WHEN RECORDED RETURN TO:
White Horse Developers, LLC
520 South 850 East, Ste A300
Lehi, UT 84043

29-012-0003

ENT 213594 : 2021 PG 1 of 7
Andrea Allen
Utah County Recorder
2021 Dec 28 01:20 PM FEE 40.00 BY IP
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED

TEMPORARY ACCESS EASEMENT

For the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Thomas Guy Larson, Grantor and vested owner of the servient estate referenced herein as Exhibit A, hereby grants, conveys, sells and sets over unto Hawkmoon Holdings, LLC, a Utah limited liability company, as Grantee and vested owner of the dominant estate referenced herein as Exhibit B, its successors and/or assigns, a temporary, non-exclusive easement for ingress and egress over and across the following described property situated in Utah County, State of Utah:

ALL OF THAT REAL PROPERTY DESCRIBED AS PARCEL 8 IN DEED ENTRY NO. 17023:1994 BEING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED BY SURVEY AS FOLLOWS:

BEGINNING AT A POINT LOCATED S0°29'03"E ALONG THE QUARTER SECTION LINE 2655.58 FEET AND EAST 11.14 FEET FROM THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE EAST 967.50 FEET; THENCE SOUTH 449.87 FEET; THENCE WEST 973.80 FEET; THENCE N13°30'00"E 27.00 FEET; THENCE NORTH 423.62 FEET TO THE POINT OF BEGINNING.

Until terminated, as provided in this paragraph, this easement shall run with the land and be binding on the successors and assigns of Grantor and Grantee. This easement will automatically terminate, without further action of Grantor or Grantee, upon the recordation of a subdivision plat that includes the easement area, if such subdivision plat includes a dedicated right of way providing public access from 2400 West Street to Grantee's property which is located directly south and east of the easement area.

Grantee hereby acknowledges its responsibility to repair and restore all damages caused by Grantee or any of Grantee's agents, employees, contractors, subcontractors, invitees or other persons or entities acting on behalf of Grantee who cause damage to any of the Grantor's improvements on or adjacent to the easement area prior to or subsequent to the effective date of this agreement. Further, in the event that Grantor is required to make repairs to such improvements as a result of damages caused by Grantee, its agents, employees, contractors, subcontractors, invitees or other persons or entities acting on behalf of Grantee, then Grantee's obligations shall not be limited to the amount of the costs and expenses of required repairs but also shall include, without limitation, attorneys' fees and costs of collection incurred by Grantor as a result of any damage caused to such improvements by Grantee or any of Grantee's agents, employees, contractors, subcontractors, invitees or other persons or entities acting on behalf of Grantee.

In witness whereof, the Grantor has executed said easement this 22 day of December, 2021.

GRANTOR:



Thomas Guy Larson

GRANTEE:

Hawkmoon Holdings, LLC,

a Utah limited liability company

By: The Horan Family Trust, Dated February 27, 2017

Its: Manager

By: _____

Michael B. Horan

Trustee

In witness whereof, the Grantor has executed said easement this 22 day of December, 2021.

GRANTOR:

Thomas Guy Larson

GRANTEE:

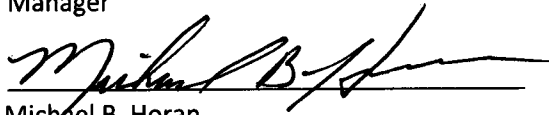
Hawkmoon Holdings, LLC,

a Utah limited liability company

By: The Horan Family Trust, Dated February 27, 2017

Its: Manager

By:



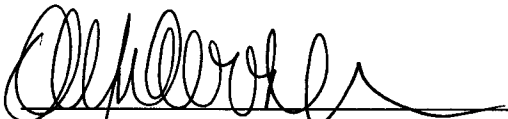
Michael B. Horan

Trustee

STATE OF UTAH

COUNTY OF SALT LAKE

On this 22 day of December, 2021, before me, personally appeared Thomas Guy Larson, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.


Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On the ____ day of December, 2021, personally appeared before me Michael B. Horan, who being by me duly sworn did say that he is the Trustee of The Horan Family Trust, dated February 27, 2017 which entity is named as Manager to Hawkmoon Holdings, LLC, a Utah limited liability company. and that the foregoing instrument was signed on behalf of said limited liability company by authority of a resolution of its members, and said Trustee acknowledged to me that said limited liability company executed the same.

Notary Public

STATE OF UTAH

COUNTY OF SALT LAKE

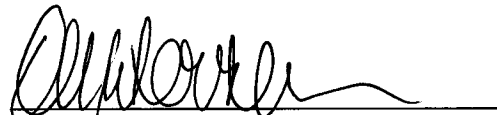
On this _____ day of December, 2021, before me, personally appeared Thomas Guy Larson, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.

Notary Public

STATE OF UTAH

COUNTY OF SALT LAKE

On the 22 day of December, 2021, personally appeared before me Michael B. Horan, who being by me duly sworn did say that he is the Trustee of The Horan Family Trust, dated February 27, 2017 which entity is named as Manager to Hawkmoon Holdings, LLC, a Utah limited liability company. and that the foregoing instrument was signed on behalf of said limited liability company by authority of a resolution of its members, and said Trustee acknowledged to me that said limited liability company executed the same.



Notary Public

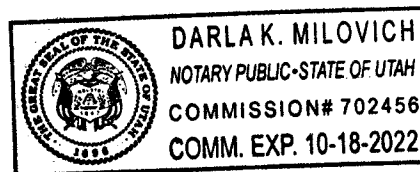


EXHIBIT A
DESCRIPTION OF SERVIENT ESTATE

ALL OF THAT REAL PROPERTY DESCRIBED AS PARCEL 8 IN DEED ENTRY NO. 17023:1994 BEING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED BY SURVEY AS FOLLOWS:

BEGINNING AT A POINT LOCATED $S0^{\circ}29'03''E$ ALONG THE QUARTER SECTION LINE 2655.58 FEET AND EAST 11.14 FEET FROM THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE EAST 967.50 FEET; THENCE SOUTH 449.87 FEET; THENCE WEST 973.80 FEET; THENCE $N13^{\circ}30'00''E$ 27.00 FEET; THENCE NORTH 423.62 FEET TO THE POINT OF BEGINNING.

EXHIBIT A
DESCRIPTION OF DOMINANT ESTATE

A PORTION OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 23450:2005 BEING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED BY SURVEY AS FOLLOWS:

BEGINNING AT A POINT LOCATED $S0^{\circ}29'03''E$ ALONG THE QUARTER SECTION LINE 2655.58 FEET AND EAST 978.64 FEET FROM THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE EAST 602.63 FEET; THENCE $N00^{\circ}00'15''E$ 8.70 FEET TO THE QUARTER SECTION LINE; THENCE $N89^{\circ}41'05''E$ ALONG THE QUARTER SECTION LINE 989.95 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE $S35^{\circ}51'48''W$ ALONG SAID RIGHT-OF-WAY LINE 1347.17 FEET TO A FOUND REBAR AND CAP MARKED LS 317447 MARKING THE EASTERLY CORNER OF LOT 1 OF THE RED BRIDGE MEADOW SUBDIVISION; THENCE ALONG THE SAID SUBDIVISION THE FOLLOWING FOUR (4) COURSES: $N36^{\circ}35'07''W$ 64.02 FEET; THENCE $N45^{\circ}15'07''W$ 206.70 FEET; THENCE $N05^{\circ}38'09''E$ 110.34 FEET; THENCE $N89^{\circ}32'41''W$ 1265.60 FEET TO THE EAST LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 88439:2005 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID REAL PROPERTY THE FOLLOWING TWO (2) COURSES: $N00^{\circ}18'55''W$ 118.82 FEET; THENCE $N89^{\circ}43'55''W$ 343.80 FEET; THENCE $N00^{\circ}30'00''E$ 167.39 FEET; THENCE $N13^{\circ}30'00''E$ 23.80 FEET; THENCE EAST 973.80 FEET; THENCE NORTH 449.87 FEET TO THE POINT OF BEGINNING.