

WHEN RECORDED MAIL TO:  
Rocky Mountain Power  
Attn: Property Department/ Mailia Lauto'o  
1407 W. North Temple, Suite 110  
Salt Lake City, Utah 84116

Ent 269482 Bk 0536 Pg 0026  
Date: 15-NOV-2019 8:59:10AM  
Fee: \$40.00 Check Filed By: JK  
CINDY PETERSON, Recorder  
BEAVER COUNTY CORPORATION  
For: PACIFICORP

TAX NOTICE, MAIL TO:  
PacifiCorp  
Attn: Property Tax Dept.  
825 NE Multnomah St., Suite 1900  
Portland, OR 97232

Tax Parcel No. 02-0006-0002

### **SPECIAL WARRANTY DEED & GRANT OF EASEMENT**

In consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, **MURPHY-BROWN LLC, a Delaware limited liability company** ("Grantor"), hereby conveys and warrants against all who claim by, through, or under the grantor to **Rocky Mountain Power, an unincorporated division of PacifiCorp** ("Grantee"), whose address is 1407 West North Temple, Salt Lake City, Utah 84116, all rights, title and interests in and to the real property located in Beaver, Utah, more fully described as follows: *Beaver*

**See Exhibit A attached hereto and incorporated herein by this reference;**

TOGETHER WITH: all easements, rights, privileges, franchises, appurtenances thereunto belonging or in any way appertaining to the real property, all right, title and interest of Seller in and to any land lying in the bed of any body of water or watercourse, street, road, or path and all strips and gores relating to or adjoining such land, together with all water rights, water shares, water certificates, wells and well permits applicable or related thereto, all subsurface rights owned by Grantor including, without limitation, all mineral, gas, oil, and geothermal rights, and together with any and all buildings and other fixtures and appurtenances thereto and improvements thereon.

SUBJECT ONLY TO Easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2019 and thereafter.

Grantor further grants to Grantee an access easement for a right of way ("ROW") of varying width for the purpose of ingress and egress to the Property, including the right to use, upgrade, and maintain said ROW as necessary for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of electric power transmission lines and related facilities. Said ROW shall be located over, across, and upon Grantor's real property, which is situated in Beaver County, State of Utah, and which is more particularly described on Exhibit "B" attached hereto and by this reference made a part hereof ("Access Easement").

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed & Grant of Easement this 28<sup>th</sup> day of Oct, 2019.

GRANTOR:  
**MURPHY-BROWN LLC**

By: Dwight D Potter

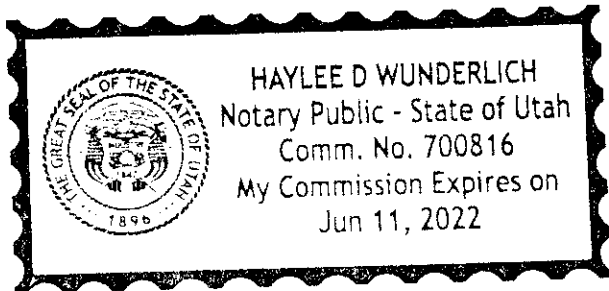
Its: General Manager

STATE OF Utah )

)ss.

County of Beaver )

On this 28<sup>th</sup> day of Beaver, 2019, personally appeared before me Dwight D Potter, who being by me duly sworn did state that he/she is a General Manager of Murphy-Brown LLC, and that the within and foregoing instrument was signed by authority of said corporation and said Dwight D Potter duly acknowledged to me that said corporation executed the same.



Haylee D Wunderlich  
NOTARY PUBLIC  
My Commission Expires: Jun 11, 2022  
Commission #: 700816

**EXHIBIT "A"**

A Portion of Parcel # 02-0006-0002

BEGINNING AT A POINT WHICH IS N00°00'36"E 39.98 FEET ALONG THE SECTION LINE FROM THE EAST QUARTER CORNER OF SECTION 35, TOWNSHIP 26 SOUTH, RANGE 10 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S89°59'16"W 140.00 FEET; THENCE N00°00'36"E 120.00 FEET; THENCE N89°59'16"E 140.00 TO THE SECTION LINE BETWEEN THE EAST QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 35; THENCE S00°00'36"W 120.00 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

CONTAINS 16,800 SQFT OR 0.3857 ACRES

**EXHIBIT "B"**

**DESCRIPTION FOR TWO (2) PROPOSED  
TWENTY-FOUR FOOT (24') WIDE ACCESS  
ROAD EASEMENTS  
MURPHY BROWN, LLC**

**DESCRIPTION FOR TWO (2) PROPOSED TWENTY-FOUR FOOT (24') WIDE ACCESS ROAD EASEMENTS, WITH APPROACHES, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE/4 NE/4) OF SECTION 35, TOWNSHIP 26 SOUTH, RANGE 10 WEST, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**PART 1 (South Access Road):**

**COMMENCING** at the East Quarter Corner of said Section 35, a 1911 GLO iron pipe and brass cap, from which the Northeast Corner of said Section 35, a 1911 GLO iron pipe and brass cap, bears North 00°00'36" East, a distance of 2,645.03 feet; thence North 85°04'43" West, a distance of 289.35 feet to the east edge of an existing access road, and the **POINT OF BEGINNING** of the description for the South Access Road;

**THENCE**, over and across said Section 35, the following six (6) courses and distances:

- 1) Northeasterly 39.50 feet along a horizontal non-tangent curve to the right, concave to the southeast, having a radius of 25.00 feet, with a chord bearing of North 44°45'01" East, and chord length of 35.52 feet,
- 2) South 89°59'24" East, a distance of 53.29 feet to a calculated point on the west line of an existing substation parcel,
- 3) North 00°00'36" East along west line of said substation, a distance of 24.00 feet to a calculated point,
- 4) North 89°59'24" West departing said west line, a distance of 53.14 feet to a calculated point,
- 5) Northwesterly 39.94 feet along a horizontal curve to the right, concave to the northeast, having a radius of 25.03 feet, with a chord bearing of North 46°14'48" West, and chord length of 35.84 feet, to the east edge of an existing access road,
- 6) South 00°33'36" East, a distance of 74.01 feet along the east line of said existing access road, to the **POINT OF BEGINNING** of the description for the South Access Road.

**PART 2 (North Access Road):**

**COMMENCING** at the East Quarter Corner of said Section 35, a 1911 GLO iron pipe and brass cap, from which the Northeast Corner of said Section 35, a 1911 GLO iron pipe and brass cap,

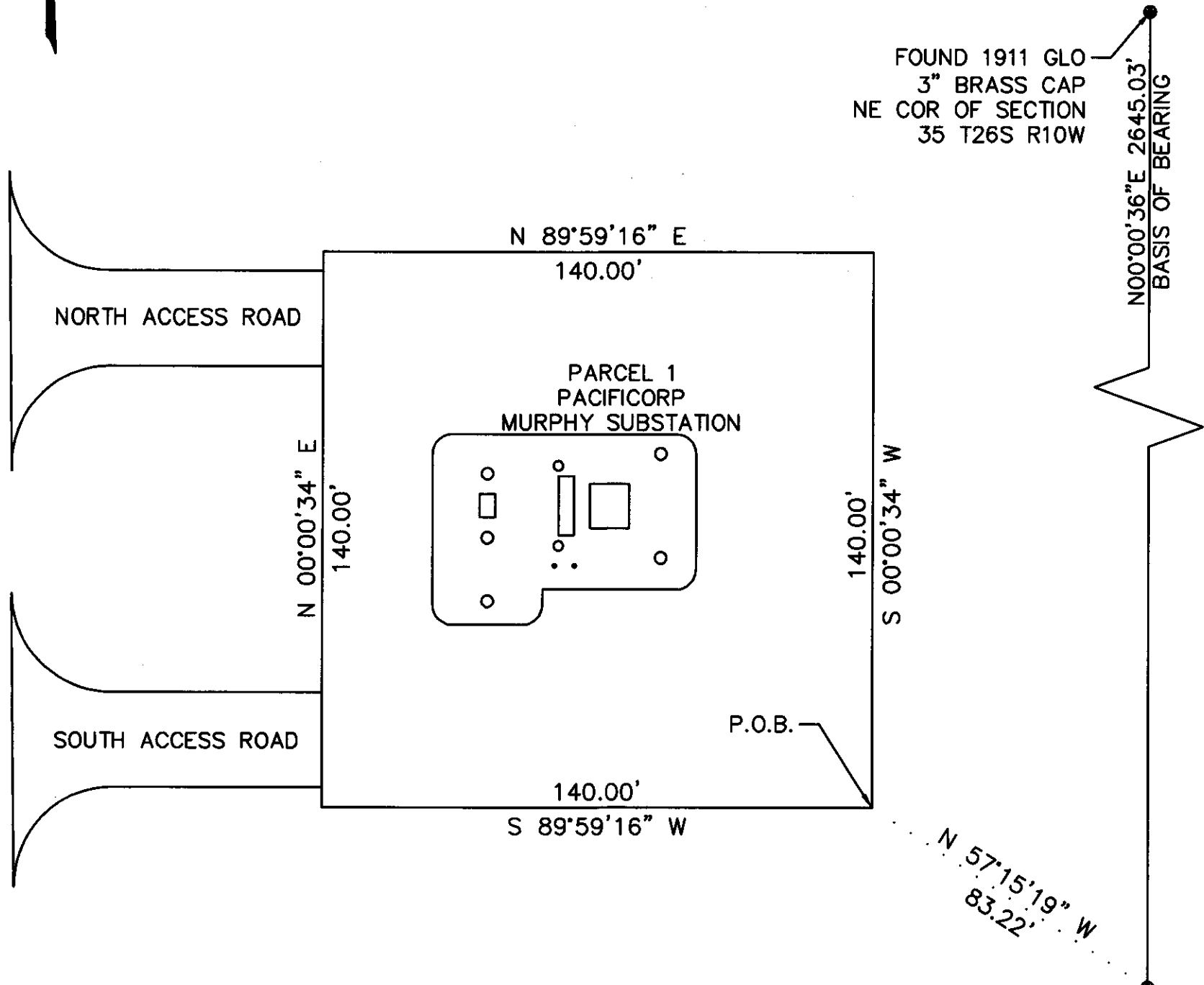
bears North 00°00'36" East, a distance of 2,645.03 feet; thence North 69°14'13" West, a distance of 309.10 feet to the east edge of an existing access road, and the **POINT OF BEGINNING** of the description for the North Access Road;

**THENCE**, over and across said Section 35, the following six (6) courses and distances:

- 1) Northeasterly 60.73 feet along a horizontal non-tangent curve to the right, concave to the southeast, having a radius of 24.93 feet, with a chord bearing of North 43°16'11" East, and chord length of 36.35 feet,
- 2) South 89°59'24" East, a distance of 54.13 feet to a calculated point on the west line of an existing substation parcel,
- 3) North 00°00'36" East along west line of said substation, a distance of 24.00 feet to a calculated point,
- 4) North 89°59'24" West departing said west line, a distance of 54.32 feet to a calculated point,
- 5) Northwesterly 39.56 feet along a horizontal curve to the right, concave to the northeast, having a radius of 25.10 feet, with a chord bearing of North 45°55'53" West, and chord length of 35.57 feet, to the east edge of an existing access road,
- 6) South 00°37'40" East, a distance of 75.21 feet along the east line of said existing access road, to the **POINT OF BEGINNING** of the description for the North Access Road.

Said access roads contain **4,330 square feet, or 0.10 acres**, more or less

"EXHIBIT B"  
Page 1 of 2



FOUND 1911 GLO  
3" BRASS CAP  
NE COR OF SECTION  
35 T26S R10W

N00°00'36"E 2645.03'  
BASIS OF BEARING

FOUND 1911 GLO  
3" BRASS CAP  
E QTR COR OF SECTION  
35 T26S R10W

N 57°15'19" W  
83.22'

LEGAL DESCRIPTION:

PARCEL 1  
BEGINNING AT A POINT WHICH IS N57°15'19"W 83.22 FEET FROM THE EAST QUARTER CORNER OF SECTION 35, TOWNSHIP 26 SOUTH, RANGE 10 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S89°59'16"W 140.00 FEET; THENCE N00°00'34"E 140.00 FEET; THENCE N89°59'16"E 140.00; THENCE S00°00'34"W 140.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 19,600 SQFT OR 0.450 ACRES

BEARING BASIS:

BASIS OF BEARINGS IS NORTH 00°00'36" EAST BETWEEN THE EAST QUARTER CORNER AND NORTHEAST CORNER OF SECTION 35, TOWNSHIP 26 SOUTH, RANGE 10 WEST, SALT LAKE BASE AND MERIDIAN, AS SHOWN HEREON.

DISTANCES SHOWN ARE GRID VALUES.

CERTIFICATE OF SURVEYOR

STATE OF UTAH }  
COUNTY OF BEAVER } ss



TYLER G. TRUJILLO HEREBY STATES THAT HE IS BY OCCUPATION A REGISTERED LAND SURVEYOR EMPLOYED BY PACIFICORP TO PERFORM THE SURVEY SHOWN ON THIS MAP; THAT THE SURVEY OF SAID WORKS WAS MADE BY GLOBAL POSITIONING SYSTEMS SURVEY PROCEDURES UNDER HIS SUPERVISION, AND THAT SUCH SURVEY IS ACCURATELY REPRESENTED ON THIS MAP.

TYLER G. TRUJILLO \_\_\_\_\_ DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 6853512-2201 - STATE OF UTAH

REVIEWED BY:

JOB NUMBER: 1019051803
DATE: 10/21/2019
SCALE: 1"=40'
SURVEYOR: TYLER TRUJILLO
TECHNICIAN: TRAVIS KALE
DRAWING:
TRAC ID:
PARTY REF:
FIELD BOOKS:



9980 S. 300 West  
Suite 200  
Sandy, UT 84070  
Ofc: 385.255.0115  
Email: info@sam.biz

PROJECT: PACIFICORP  
MURPHY SUBSTATION

SHEET 1  
OF 2

**"EXHIBIT B"**  
**Page 2 of 2**

**ACCESS ROAD LEGAL DESCRIPTIONS:**

DESCRIPTION FOR TWO (2) PROPOSED TWENTY-FOUR FOOT (24') WIDE ACCESS ROAD EASEMENTS, WITH APPROACHES, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE/4 NE/4) OF SECTION 35, TOWNSHIP 26 SOUTH, RANGE 10 WEST, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**PART 1 (SOUTH ACCESS ROAD):**

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 35, A 1911 GLO IRON PIPE AND BRASS CAP, FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 35, A 1911 GLO IRON PIPE AND BRASS CAP, BEARS NORTH 00°00'36" EAST, A DISTANCE OF 2,645.03 FEET; THENCE NORTH 85°04'43" WEST, A DISTANCE OF 289.35 FEET TO THE EAST EDGE OF AN EXISTING ACCESS ROAD, AND THE POINT OF BEGINNING OF THE DESCRIPTION FOR THE SOUTH ACCESS ROAD;

THENCE, OVER AND ACROSS SAID SECTION 35, THE FOLLOWING SIX (6) COURSES AND DISTANCES:

- 1) NORTHEASTERLY 39.50 FEET ALONG A HORIZONTAL NON-TANGENT CURVE TO THE RIGHT, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF NORTH 44°45'01" EAST, AND CHORD LENGTH OF 35.52 FEET,
- 2) SOUTH 89°59'24" EAST, A DISTANCE OF 53.29 FEET TO A CALCULATED POINT ON THE WEST LINE OF AN EXISTING SUBSTATION PARCEL,
- 3) NORTH 00°00'34" EAST ALONG WEST LINE OF SAID SUBSTATION, A DISTANCE OF 24.00 FEET TO A CALCULATED POINT,
- 4) NORTH 89°59'24" WEST DEPARTING SAID WEST LINE, A DISTANCE OF 53.13 FEET TO A CALCULATED POINT,
- 5) NORTHWESTERLY 39.94 FEET ALONG A HORIZONTAL CURVE TO THE RIGHT, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.03 FEET, WITH A CHORD BEARING OF NORTH 46°14'48" WEST, AND CHORD LENGTH OF 35.84 FEET, TO THE EAST EDGE OF AN EXISTING ACCESS ROAD,
- 6) SOUTH 00°33'36" EAST, A DISTANCE OF 74.01 FEET ALONG THE EAST LINE OF SAID EXISTING ACCESS ROAD, TO THE POINT OF BEGINNING OF THE DESCRIPTION FOR THE SOUTH ACCESS ROAD.

**PART 2 (NORTH ACCESS ROAD):**

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 35, A 1911 GLO IRON PIPE AND BRASS CAP, FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 35, A 1911 GLO IRON PIPE AND BRASS CAP, BEARS NORTH 00°00'36" EAST, A DISTANCE OF 2,645.03 FEET; THENCE NORTH 65°51'07" WEST, A DISTANCE OF 316.74 FEET TO THE EAST EDGE OF AN EXISTING ACCESS ROAD, AND THE POINT OF BEGINNING OF THE DESCRIPTION FOR THE NORTH ACCESS ROAD;

THENCE, OVER AND ACROSS SAID SECTION 35, THE FOLLOWING SIX (6) COURSES AND DISTANCES:

- 1) NORTHEASTERLY 40.73 FEET ALONG A HORIZONTAL NON-TANGENT CURVE TO THE RIGHT, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 24.93 FEET, WITH A CHORD BEARING OF NORTH 43°16'11" EAST, AND CHORD LENGTH OF 36.35 FEET,
- 2) SOUTH 89°59'24" EAST, A DISTANCE OF 54.13 FEET TO A CALCULATED POINT ON THE WEST LINE OF AN EXISTING SUBSTATION PARCEL,
- 3) NORTH 00°00'34" EAST ALONG WEST LINE OF SAID SUBSTATION, A DISTANCE OF 24.00 FEET TO A CALCULATED POINT,
- 4) NORTH 89°59'24" WEST DEPARTING SAID WEST LINE, A DISTANCE OF 54.32 FEET TO A CALCULATED POINT,
- 5) NORTHWESTERLY 39.56 FEET ALONG A HORIZONTAL CURVE TO THE RIGHT, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.01 FEET, WITH A CHORD BEARING OF NORTH 45°55'53" WEST, AND CHORD LENGTH OF 35.56 FEET, TO THE EAST EDGE OF AN EXISTING ACCESS ROAD,
- 6) SOUTH 00°37'40" EAST, A DISTANCE OF 75.21 FEET ALONG THE EAST LINE OF SAID EXISTING ACCESS ROAD, TO THE POINT OF BEGINNING OF THE DESCRIPTION FOR THE NORTH ACCESS ROAD.

SAID ACCESS ROADS CONTAIN 4,330 SQUARE FEET, OR 0.10 ACRES, MORE OR LESS

REVIEWED BY:	
JOB NUMBER:	1019051803
DATE:	10/21/2019
SCALE:	N/A
SURVYOR:	TYLER TRUJILLO
TECHNICIAN:	TRAVIS KALE
DRAWING:	
TRACT ID:	
PARTY/CLIENT:	
FIELDBOOKS:	



9980 S. 300 West  
Suite 200  
Sandy, UT 84070  
Ofc: 385.255.0115  
Email: info@sam.biz

PROJECT: PACIFICORP  
MURPHY SUBSTATION  
  
SHEET 2  
OF 2