

GRANT OF EASEMENT

This Grant of Easement (this "Easement") dated September 15, 2016, is made by and between Comcast of Wasatch, Inc., with an address of, 8000 E Iliff Ave, Denver CO 80231 its successors and assigns, hereinafter referred to as "Grantee" and Mountain View Homeowners Association, with an address of PO Box 179 _____, Lehi, Utah 84043 hereinafter referred to as "Grantor."

The Grantor and the Grantee are parties to a(n) Installation and Services Agreement dated September 15, 2016, pursuant to which the Grantee provides certain broadband communications services to the Premises described below.

In consideration of One Dollar (\$1.00), the Grantor(s), owner(s) of the Premises described below, hereby grant(s) to the Grantee, its successors and assigns, a non-exclusive easement in gross and right-of-way to construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove at any time and from time to time a broadband communications system (hereinafter referred to as the "Company Wiring") consisting of wires, underground conduits, cables, pedestals, vaults, and including but not limited to above ground enclosures, markers and concrete pads or other appurtenant fixtures and equipment necessary or useful for distributing broadband services and other like communications, in, on, over, under, across and along that certain real property (the "Premises") located at 1500 S Redwood Road _____, Woods Cross, UT 84087 in Davis County, Utah described as follows:

LEGAL DESCRIPTION:
(See Attached)

The Grantor(s) agree(s) for itself and its heirs and assigns that the Company Wiring on the Premises shall be and remain the personal property of the Grantee and may not be altered, obstructed or removed without the express written consent of the Grantee. The Grantee, and its contractors, agents and employees, shall have the right to trim or cut trees and/or roots which may endanger or interfere with said Company Wiring and shall have free access to said Company Wiring and every part thereof, at all times for the purpose of exercising the rights herein granted; provided, however, that in making any excavation on said Premises of the Grantor, the Grantee shall make the same in such manner as will cause the least injury to the surface of the ground around such excavation, and shall replace the earth so removed by it and restore the area to as near the same condition as it was prior to such excavation as is practical. This Easement shall run with the land for so long as the Grantee, its successors or assigns provides broadband service to the Premises.

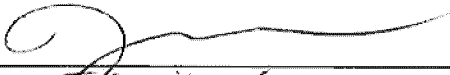
IN WITNESS WHEREOF, the parties hereto have caused this Easement to be executed by their duly authorized representatives as of the date first written above.

GRANTOR

WITNESS/ATTEST:

Mountain View Homeowners Association

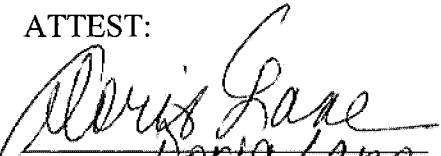

Name: Al DeBourges

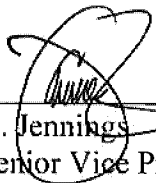
By: 
Name: Denise Green
Title: President

GRANTEE

ATTEST:

Comcast of Wasatch, Inc.


Name: Doris Lane

By: 
Name: Richard C. Jennings
Title: Regional Senior Vice President, Cable Management

STATE OF Utah)
) ss.
COUNTY OF Davis)

The foregoing instrument was acknowledged before me this 30 day of August, 2016 by Jessica Gunn, the President of Mountain View Homeowners Association, on behalf of said entity. He/she is personally known to me or has presented _____ (type of identification) as identification and did/did not take an oath.

Witness my hand and official seal.

Crystal Coburn
Crystal Coburn Notary Public
(Print Name)

My commission expires: 01/15/2019



STATE OF Colorado)
) ss.
COUNTY OF Arapahoe)

The foregoing instrument was acknowledged before me this 6 day of OCTOBER, 2016 by Richard C. Jennings, the Regional Senior Vice President, Cable Management of Comcast of Wasatch, Inc., on behalf of said entity. He/She is personally known to me or has presented _____ (type of identification) as identification and did/did not take an oath.

Witness my hand and official seal.

Maritza Kepfer
Maritza Kepfer Notary Public
(Print Name)

My Commission expires: 9.17.19

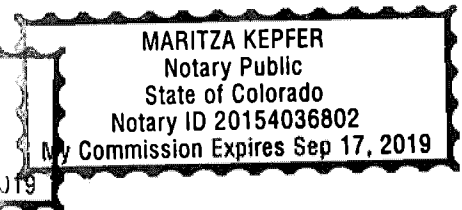
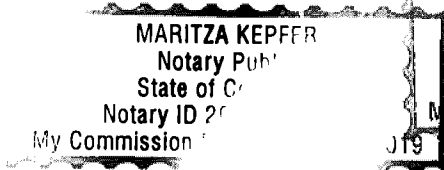


EXHIBIT "A"
LEGAL DESCRIPTION

The Property referred to in the foregoing document is located in Davis County, Utah and is described more particularly as follows:

Mountain View Subdivision Phases 1, 2 and 3 as shown on the official plat thereof on file and of record in the office of the Davis County Recorder;

Mountain View Towns Subdivision, Phase 1, Lots 101-112, inclusive, as shown on the official plat thereof on file and of record in the office of the Davis County Recorder; and

All appurtenant Common Area and Facilities as shown on the official plats on file and of record in the office of the Davis County Recorder.

06-264-0001 thru 0067, 0068, 0069, 0070, 0071

06-275-0201 thru 0234, 0235, 0236

06-294-0301 thru 0334, 0335

06-

Amended and Restated Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements, and Bylaws for Mountain View Subdivision -

EXHIBIT "A-5"
LEGAL DESCRIPTION OF MOUNTAIN VIEW SUBDIVISION PHASE 5

The land referred to in the foregoing document as the Phases 4 & 5 Property is located in Davis County, Utah and is described more particularly as follows:

MOUNTAIN VIEW SUBDIVISION PHASE 4

LOCATED IN THE SOUTH EAST QUARTER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE S89°48'13"E ALONG THE SOUTH EAST LINE OF SAID SECTION 27, 1108.51 FEET; THENCE N00°11'47"E, 1078.59 FEET TO THE WEST BOUNDARY LINE OF LOT 330 OF MOUNTAIN VIEW SUBDIVISION PHASE 3 PLAT TO THE POINT OF BEGINNING; THENCE N81°42'39"W, 131.52 FEET, THENCE N70°58'49"W, 56.77 FEET, THENCE N61°57'22"W, 120.39 FEET, THENCE WEST 211.43 FEET TO THE EAST RIGHT OF WAY LINE OF THE UDOT LEGACY HIGHWAY, THENCE RUNNING ALONG SAID RIGHT OF WAY LINE N02°53'24"E, 313.99 FEET, THENCE N02°53'26"E, 886.24 FEET TO THE SOUTH LINE OF PHALMAN PROPERTIES LLC; THENCE LEAVING SAID RIGHT OF WAY LINE AND RUNNING S89°59'42"E ALONG SAID PROPERTY LINE, 381.55 FEET TO THE NORTH WEST CORNER OF THE MOUNTAIN VIEW TOWNSHIP PHASE 1 P.U.O. PLAT; THENCE RUNNING ALONG THE BOUNDARY OF SAID RECORDED SUBDIVISION THE FOLLOWING 10 CALLS: 1) THENCE S00°19'35"E, 302.28 FEET, 2) THENCE N89°28'18"E, 183.56 FEET, 3) THENCE N87°43'13"E, 238.89 FEET, 4) N89°26'46"E, 93.40 FEET, 5) THENCE S01°40'00"E, 85.46 FEET TO A POINT ALONG A 15.00 FOOT CURVE TO THE RIGHT, 8) THENCE RUNNING SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 23.99 FEET THROUGH A TURNED ANGLE OF 91°39'12" (CHORD BEARS S44°10'24"W, 21.52 FEET), 7) THENCE SOUTH, 58.80 FEET, 8) THENCE EAST, 2.50 FEET TO A POINT ALONG A 15.00 FOOT RADIUS CURVE TO THE RIGHT, 9) THENCE RUNNING SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 23.12 FEET THROUGH A TURNED ANGLE OF 88°20'49" (CHORD BEARS S45°59'24"E, 20.80 FEET), 10) THENCE S01°40'00"E, 85.82 FEET TO THE NORTHEAST CORNER OF LOT 67 OF MOUNTAIN VIEW SUBDIVISION PHASE 1, THENCE RUNNING N89°59'42"W, 184.57 FEET ALONG THE NORTH BOUNDARY OF SAID RECORDED SUBDIVISION AND THE MOUNTAIN VIEW PHASE 3 RECORDED SUBDIVISION TO A POINT AT THE NORTHWEST CORNER OF SAID RECORDED SUBDIVISION, THENCE RUNNING ALONG THE WEST BOUNDARY OF SAID RECORDED SUBDIVISION S28°17'39"W, 512.15 FEET TO THE POINT OF BEGINNING.

CONTAINING:

17 SINGLE FAMILY LOTS AND 2 NON-BUILDABLE LOTS BEING 568,365 SQUARE FEET OR 13.048 ACRES, MORE OR LESS.

MOUNTAIN VIEW SUBDIVISION PHASE 5

LOCATED IN THE SOUTH EAST QUARTER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 27 TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ~~S89°48'13"E~~ ^{S89°48'31"E} ALONG THE SOUTH EAST LINE OF SAID SECTION 27, 769.60; THENCE N00°11'47"E, 396.35 FEET TO THE NORTHWEST CORNER OF LOT 320 OF MOUNTAIN VIEW SUBDIVISION PHASE 3 SAID POINT ALSO BEING ALONG THE EAST RIGHT OF WAY LINE OF 2095 WEST AND ALSO BEING THE POINT OF BEGINNING; THENCE RUNNING ALONG THE NORTH BOUNDARY OF SAID SUBDIVISION THE FOLLOWING 3 COURSES: 1) S83°11'13"W, 56.81 FEET, 2) THENCE N87°06'36"W, 105.39 FEET, 3) THENCE N85°07'07"W, 30.00 FEET TO A POINT ALONG THE EAST RIGHT OF WAY LINE OF THE UDOT LEGACY HIGHWAY SAID POINT ALSO BEING A POINT ALONG A 2274.61 FOOT RADIUS CURVE TO THE LEFT, THENCE RUNNING NORTHERLY 79.06 FEET ALONG THE ARC OF SAID CURVE THROUGH A TURNED ANGLE OF 01°59'30" (CHORD BEARS N03°53'08"E, 79.06 FEET), THENCE FOLLOWING SAID EAST RIGHT OF WAY LINE N02°53'24"E, 739.46 FEET TO THE SOUTH WEST CORNER OF MOUNTAIN VIEW SUBDIVISION PHASE 4, THENCE LEAVING SAID RIGHT OF WAY LINE AND RUNNING ALONG THE SOUTH BOUNDARY OF SAID SUBDIVISION THE FOLLOWING 4 COURSES: 1) EAST 211.43 FEET, 2) S61°57'22"E, 120.39 FEET, 3) S70°58'49"E, 56.77 FEET, 4) S61°42'39"E, 131.52 FEET TO A POINT ALONG THE WEST BOUNDARY LINE OF MOUNTAIN VIEW SUBDIVISION PHASE 3, THENCE RUNNING ALONG THE BOUNDARY OF SAID RECORDED SUBDIVISION THE FOLLOWING 3 CALLS: 1) THENCE S28°17'39"W, 514.04 FEET, 2) THENCE S61°42'21"E, 25.00 FEET, 3) THENCE S28°17'39"W, 246.00 FEET TO THE POINT OF BEGINNING.

CONTAINING:

15 SINGLE FAMILY LOTS AND 2 NON-BUILDABLE LOTS BEING 278,939 SQUARE FEET OR 6.403 ACRES, MORE OR LESS.

EXHIBIT "A-6"

**LEGAL DESCRIPTION
MOUNTAIN VIEW PHASE 6 SUBDIVISION PROPERTY**

The Property referred to in the foregoing document as the Mountain View Phase 6 Subdivision Property is located in Davis County, Utah and is described more particularly as follows:

LOCATED IN THE SOUTH EAST QUARTER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

BEGINNING AT THE NORTHEAST CORNER OF THE LEGACY SUBDIVISION, SAID POINT ALSO BEING NORTH 89°48'13" WEST, 31.63 FEET ALONG THE SOUTH SECTION LINE AND NORTH 00°11'47" EAST, 369.99 FEET FROM THE SOUTHEAST CORNER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ALONG THE NORTH BOUNDARY OF SAID LEGACY SUBDIVISION NORTH 89°48'36" WEST, 193.22 FEET TO THE SOUTHEAST CORNER OF LOT 19 OF MOUNTAIN VIEW SUBDIVISION PHASE 1; THENCE ALONG THE EAST BOUNDARY LINE OF SAID MOUNTAIN VIEW SUBDIVISION PHASE 1 NORTH 00°00'05" WEST, 320.32 FEET TO THE SOUTHWEST CORNER OF LOT 18 OF SAID MOUNTAIN VIEW SUBDIVISION PHASE 1; THENCE ALONG AND LEAVING THE SOUTH LOT LINE OF SAID LOT 18 NORTH 89°59'55" EAST, 184.94 FEET; THENCE SOUTH 03°29'30" EAST, 61.95 FEET; THENCE NORTH 84°26'09" EAST, 4.53 FEET; THENCE SOUTH, 259.57 FEET TO THE POINT OF BEGINNING.

CONTAINING: 61,561 SQFT OR 1.413 ACRES

Serial Number: 063250401
Property Address: 2052 W 1400 SOUTH WOODS, WOODS CROSS 84087
Legal Description: ALL OF LOT 401, MOUNTAIN VIEW SUBDIVISION PHASE 4. CONT. 0.38000 ACRES.

Serial Number: 063250402
Property Address: 2068 W 1400 SOUTH WOODS, WOODS CROSS 84087
Legal Description: ALL OF LOT 402, MOUNTAIN VIEW SUBDIVISION PHASE 4. CONT. 0.19000 ACRES.

Serial Number: 063250403
Property Address: 2094 W 1400 SOUTH WOODS, WOODS CROSS 84087
Legal Description: ALL OF LOT 403, MOUNTAIN VIEW SUBDIVISION PHASE 4. CONT. 0.23000 ACRES.

Serial Number: 063250405
Property Address: 2094 W 1400 SOUTH WOODS, WOODS CROSS 84087
Legal Description: ALL OF LOT 405, MOUNTAIN VIEW SUBDIVISION PHASE 4. CONT. 0.25000 ACRES

Serial Number: 063250406
Property Address: 2094 W 1400 SOUTH WOODS, WOODS CROSS 84087
Legal Description: ALL OF LOT 406, MOUNTAIN VIEW SUBDIVISION PHASE 4. CONT. 0.21000 ACRES.

Serial Number: 063250407
Property Address: 2054 W 1400 SOUTH WOODS, WOODS CROSS 84087
Legal Description: ALL OF LOT 407, MOUNTAIN VIEW SUBDIVISION PHASE 4. CONT. 0.21000 ACRES.

Serial Number: 063250408
Property Address: 2054 W 1400 SOUTH WOODS, WOODS CROSS 84087
Legal Description: ALL OF LOT 408, MOUNTAIN VIEW SUBDIVISION PHASE 4. CONT. 0.22000 ACRES.

Serial Number: 063250409
Property Address: 2054 W 1400 SOUTH WOODS, WOODS CROSS 84087
Legal Description: ALL OF LOT 409, MOUNTAIN VIEW SUBDIVISION PHASE 4. CONT. 0.24000 ACRES.

Serial Number: 063250410
Property Address: 2054 W 1400 SOUTH WOODS, WOODS CROSS 84087
Legal Description: ALL OF LOT 410, MOUNTAIN VIEW SUBDIVISION PHASE 4. CONT. 0.22000 ACRES.

Serial Number: 063250411
Property Address: 2054 W 1400 SOUTH WOODS, WOODS CROSS 84087
Legal Description: ALL OF LOT 411, MOUNTAIN VIEW SUBDIVISION PHASE 4. CONT. 0.27000 ACRES.

Serial Number: 063250412
Property Address: 2033 W 2095 WEST WOODS, WOODS CROSS 84087
Legal Description: ALL OF LOT 412, MOUNTAIN VIEW SUBDIVISION PHASE 4. CONT. 0.26000 ACRES.

Serial Number: 063250412
Property Address: 2087 W 1500 SOUTH WOODS, WOODS CROSS 84087
Legal Description: ALL OF LOT 412, MOUNTAIN VIEW SUBDIVISION PHASE 4. CONT. 0.26000 ACRES

Serial Number: 063250413

Property Address: 1471 S 2095 WEST WOODS, WOODS CROSS 84087

Legal Description: ALL OF LOT 413, MOUNTAIN VIEW SUBDIVISION PHASE 4. CONT. 0.23000 ACRES.

Serial Number: 063250413

Property Address: 2082 W 1500 SOUTH WOODS, WOODS CROSS 84087

Legal Description: ALL OF LOT 413, MOUNTAIN VIEW SUBDIVISION PHASE 4. CONT. 0.23000 ACRES

Serial Number: 063250414

Property Address: 1443 S 2095 WEST WOODS, WOODS CROSS 84087

Legal Description: ALL OF LOT 414, MOUNTAIN VIEW SUBDIVISION PHASE 4. CONT. 0.22000 ACRES.

Serial Number: 063250415

Property Address: 1431 S 2095 WEST, WOODS CROSS 84087

Legal Description: ALL OF LOT 415, MOUNTAIN VIEW SUBDIVISION PHASE 4. CONT. 0.26000 ACRES.

Serial Number: 063250416

Property Address: 1417 S 2095 WEST, WOODS CROSS 84087

Legal Description: ALL OF LOT 416, MOUNTAIN VIEW SUBDIVISION PHASE 4. CONT. 0.32000 ACRES.

Serial Number: 063250416

Property Address: 2063 W 1400 SOUTH, WOODS CROSS 84087

Legal Description: ALL OF LOT 416, MOUNTAIN VIEW SUBDIVISION PHASE 4. CONT. 0.32000 ACRES

Serial Number: 063250417

Property Address: 2041 W 1400 SOUTH, WOODS CROSS 84087

Legal Description: ALL OF LOT 417, MOUNTAIN VIEW SUBDIVISION PHASE 4. CONT. 0.39000 ACRES

Serial Number: 063250418

Legal Description: ALL OF LOT A, MOUNTAIN VIEW SUBDIVISION PHASE 4. CONT. 7.32000 ACRES

Serial Number: 063250419

Legal Description: ALL OF LOT B, MOUNTAIN VIEW SUBDIVISION PHASE 4. CONT. 0.09000 ACRES.

Serial Number: 063330501
Property Address: 21604 S 2095 WEST, WOODS CROSS 84087
Legal Description: ALL OF LOT 501, MOUNTAIN VIEW SUBDIVISION PHASE 5. CONT. 0.24000 ACRES.

Serial Number: 063330502
Property Address: 21642 S 2095 WEST , WOODS CROSS 84087
Legal Description: ALL OF LOT 502, MOUNTAIN VIEW SUBDIVISION PHASE 5. CONT. 0.24000 ACRES

Serial Number: 063330503
Property Address: 1668 S 2095 WEST , WOODS CROSS 84087
Legal Description: ALL OF LOT 503, MOUNTAIN VIEW SUBDIVISION PHASE 5. CONT. 0.25000 ACRES

Serial Number: 063330504
Property Address: 1696 S 2095 WEST, WOODS CROSS 84087
Legal Description: ALL OF LOT 504, MOUNTAIN VIEW SUBDIVISION PHASE 5. CONT. 0.27000 ACRES.

063330505	1728 S 2095 WEST WOODS CROSS 84087	ALL OF LOT 505, MOUNTAIN VIEW SUBDIVISION PHASE 5. CONT. 0.23000 ACRES.
063330506	1766 S 2095 WEST WOODS CROSS 84087	ALL OF LOT 506, MOUNTAIN VIEW SUBDIVISION PHASE 5. CONT. 0.20000 ACRES.
063330507	1796 S 2095 WEST WOODS CROSS 84087	ALL OF LOT 507, MOUNTAIN VIEW SUBDIVISION PHASE 5. CONT. 0.18000 ACRES.
063330508	1808 S 2095 WEST WOODS CROSS 84087	ALL OF LOT 508, MOUNTAIN VIEW SUBDIVISION PHASE 5. CONT. 0.18000 ACRES.
063330509	1836 S 2095 WEST WOODS CROSS 84087	ALL OF LOT 509, MOUNTAIN VIEW SUBDIVISION PHASE 5. CONT. 0.18000 ACRES.
063330510	1852 S 2095 WEST WOODS CROSS 84087	ALL OF LOT 510, MOUNTAIN VIEW SUBDIVISION PHASE 5. CONT. 0.19000 ACRES.
063330511	1791 S 2095 WEST WOODS CROSS 84087	ALL OF LOT 511, MOUNTAIN VIEW SUBDIVISION PHASE 5. CONT. 0.18000 ACRES.
063330512	1763 S 2095 WEST WOODS CROSS 84087	ALL OF LOT 512, MOUNTAIN VIEW SUBDIVISION PHASE 5. CONT. 0.26000 ACRES.
063330513	1719 S 2095 WEST WOODS CROSS 84087	ALL OF LOT 513, MOUNTAIN VIEW SUBDIVISION PHASE 5. CONT. 0.27000 ACRES.
063330514	1683 S 2095 WEST WOODS CROSS 84087	ALL OF LOT 514, MOUNTAIN VIEW SUBDIVISION PHASE 5. CONT. 0.27000 ACRES.
063330515	1651 S 2095 WEST WOODS CROSS 84087	ALL OF LOT 515, MOUNTAIN VIEW SUBDIVISION PHASE 5. CONT. 0.27000 ACRES.

063330516 1611 S 2095 WEST ALL OF LOT 516, MOUNTAIN VIEW SUBDIVISION PHASE 5.
WOODS CROSS 84087 CONT. 0.27000 ACRES.

063330517 ALL OF LOT A (OPEN SPACE/DETENTION POND),
MOUNTAIN VIEW SUBDIVISION PHASE 5. CONT. 1.51000
ACRES.

063330518 ALL OF LOT B (OPEN SPACE), MOUNTAIN VIEW
SUBDIVISION PHASE 5. CONT. 0.32000 ACRES (THE
INFORMATION SHOWN ON THIS PARCEL NUMBER IS FOR
REFERENCE PURPOSES ONLY AND THIS PARCEL IS NOT
TO BE CONSTRUED AS A SEPARATELY TAXABLE PARCEL
OF LAND.)

063420601	1713 S 1820 WEST WOODS CROSS 84087	ALL OF LOT 601, MOUNTAIN VIEW SUBDIVISION PHASE 6. CONT. 0.26000 ACRES.
063420602	1771 S 1820 WEST WOODS CROSS 84087	ALL OF LOT 602, MOUNTAIN VIEW SUBDIVISION PHASE 6. CONT. 0.24000 ACRES.
063420603	1789 S 1820 WEST WOODS CROSS 84087	ALL OF LOT 603, MOUNTAIN VIEW SUBDIVISION PHASE 6. CONT. 0.25000 ACRES.
063420605		ALL OF PARCEL A, MOUNTAIN VIEW SUBDIVISION PHASE 6. CONT. 0.29000 ACRES (THE INFORMATION SHOWN ON THIS PARCEL NUMBER IS FOR REFERENCE PURPOSES ONLY AND THIS PARCEL IS NOT TO BE CONSTRUED AS A SEPARATELY TAXABLE PARCEL OF LAND.)