

ENTRY NO. 00303035

10/25/2021 11:18:07 AM B: 0614 P: 1077

Easements PAGE 1 / 3

DEBRA P. ZIRBES, JUAB COUNTY RECORDER

FEE \$ 0.00 BY NEPHI CITY, A MUNICIPAL CORPORATION



When recorded, return to:

Kenneth Jenson
PO Box 1745
Draper, UT 84020

RIGHT OF WAY/EASMENT AGREEMENT

For and in consideration of ten dollars and other good and valuable consideration hereby acknowledged, JRC Investments, LLC, a Utah limited liability company ("Grantor") hereby grants to Nephi City, a Municipal Corporation ("Grantee") a non-exclusive access easement for ingress and egress, by vehicles, pedestrians, and otherwise, upon, across, and over the following described land, which Grantor owns, in Juab County, Utah:

A Right-of-Way Dedication located in the South Half of Section 19, Township 13 South, Range 1 East, Salt Lake Base and Meridian, being further described as follows:

Beginning at the East Quarter corner of said Section 19; Thence South 0°51'58" East 50.87 feet along the Section line; Thence South 89°35'01" West 951.64 feet; Thence 301.26 feet along the arc of a 720.00 foot radius curve to the Left thru a central angle of 23°58'25" (Chord bears South 77°35'49" West 299.07 feet); Thence South 65°36'36" West 1499.71 feet; Thence North 0°26'26" West 54.15 feet; Thence North 65°30'47" East 1606.29 feet to a point on the Quarter Section line; Thence North 88°55'57" East 1147.60 feet along the Quarter Section line to the Point of Beginning

Contains 3.088 Acres or 134,540 Square Feet, more or less

(the "Easement").

Grantee shall have the right of ingress and egress over and across the Easement. Grantee as the possessor of the rights of ingress and egress upon and over the Easement agrees to indemnify and hold Grantor harmless from and against all claims, costs, litigation, fines, damages, or personal or property injury, including court costs and reasonable attorney fees arising from or in relation to use of the Easement by Grantee or its guests or its invitees except for injury, loss, costs, fines, fees, or damage caused by any willful or intentional act of Grantor, its agents, guests, or invitees.

The parties agree that Grantor retains the right to use its real property subject to the Easement for any purpose not inconsistent with the non-exclusive access easement herein granted.

WITNESS, the hand of said Grantor this 18 day of October, 2021.

GRANTOR:

JRC Investments, LLC

[Signature]

By: Ken Danson

Title: MEMBER

[Signature]

By: JULIE JENSON

Title: MEMBER

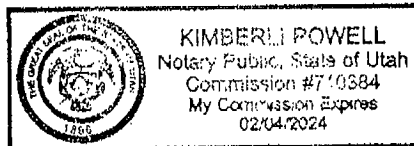
STATE OF UTAH)

COUNTY OF Utah)

ss.

On this 18 day of October 2021, personally appeared before me Ken & Julie Jenson the signer of the foregoing instrument, who duly acknowledged to me that he/she are the members of JRC Investments, LLC and that he/she executed the same on behalf of said company.

My commission expires 2/4/2024



Witness my hand and official seal.

[Signature]
NOTARY PUBLIC

GRANTEE:

Nephi City

[Signature]
By: Glade R. Nielson
Title: Mayor


STATE OF UTAH)

) ss.

COUNTY OF Juab)

On this 20th day of October, 2021, personally appeared before me Glade R. Nielson
the signer of the foregoing instrument, who duly acknowledged to me that she is the
Mayor of Nephi City and that she executed the same on
behalf of Nephi City.

[Signature]
Notary Public

 **LISA E. BROUGH**
Notary Public • State of Utah
Commission #707447
My Commission Expires
07/28/2023