

WHEN RECORDED, RETURN TO:

Gerald H. Kinghorn
PARSONS KINGHORN HARRIS
A Professional Corporation
111 E. Broadway, 11th Floor
Salt Lake City, Utah 84111

DEED OF PUBLIC UTILITY EASEMENT

EAGLE MOUNTAIN HOLDINGS, LLC, Grantor, hereby conveys to EAGLE MOUNTAIN CITY, a municipal corporation of the State of Utah, (the "City"), Grantee, of Utah County, Utah, for good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, a permanent public utility easement for the purpose operating, maintaining and replacing one or more underground power lines, telephone communications service lines, and natural gas distribution lines, within the area of the easement granted herein for the use of the City over, across, through and under the premises of the Grantor situated in Utah County, Utah specifically described on Exhibit 1 to this Easement.

The City is granted a perpetual right of ingress and egress to, from and along the public utilities easement granted herein with the right to operate, maintain, repair, replace, augment and/or remove the facilities as deemed necessary by the City for the reasonable and prudent operation of the facilities in the easement. The Grantor covenants and agrees that it and its' successors in interest will not construct or allow to cause or be constructed any structure or improvement of any kind which may or could interfere with the use of the easement granted herein.

WITNESS the hand of said Grantor this 22 day of MARCH, 2004.

GRANTOR:

EAGLE MOUNTAIN HOLDINGS, LLC

By: Mark R Brennan
(Signature)

MARK R BRENNAN
(Printed Name)

Title: Director

U.S. TITLE
SB# UT 7457

STATE OF UTAH)
COUNTY OF Salt Lake)

On the 22nd day of March, 2004, personally appeared before me Mark Brennan the signor of the foregoing instrument, who did personally acknowledged to me that the foregoing easement was executed by, for, and on behalf of the Grantor.

Elizabeth K. Rich
NOTARY PUBLIC
RESIDING AT: Salt Lake City, UT

My Commission Expires: 2/27/06

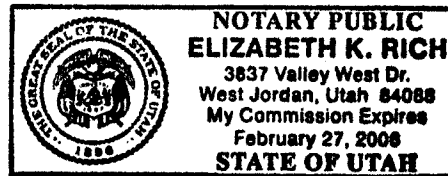


EXHIBIT "1"

A public utilities easement 5 ft. in width parallel to and adjacent to the existing front lot line public utilities easement recorded by plat over each of the following lots:

Lots 1, 2, 3, 4, 5, 6, 8, 12, 15, 16, 17, 18, 19, 22, 23, 24, 25, 27, 28, 29, 30, 31, 33, 34, 37, 38, 40, 41, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 64, 65, 66, 67, 68, and 69

in the Anthem at the Ranches Subdivision Phase 1, according to the official plat thereof in the office of the Utah County Recorder, Utah County, Utah.