

AFTER RECORDING, RETURN TO:
Ms. Cindy Lund
Price Development Company
35 Century Park Way
Salt Lake City, Utah 84115

1050

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FEB 26 11 27 AM '97

REGISTERED
SALT LAKE COUNTY
CLERK

3651751

GRANT OF EASEMENT
AND RIGHTS-OF-WAY

THIS GRANT OF EASEMENT AND RIGHTS-OF-WAY is made and entered into as of this 19th day of February, 1987, by and between PRICE DEVELOPMENT COMPANY, a Utah corporation ("Price"), and AMBROSE MOTTA and ZELDA MOTTA, individuals ("Motta").

R E C I T A L S:

SECURITY TITLE CO.
No. _____

A. Motta is the owner and holder of fee title to a tract of real property situated within the City of Midvale, County of Salt Lake, State of Utah ("Tract"), which is more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof.

B. Price is the holder of leasehold interest to certain other realty situated with the City of Midvale, County of Salt Lake, State of Utah ("Property"), which is more particularly described in Exhibit "B" attached hereto and by this reference made a part hereof.

C. Price and Motta have a common interest in the orderly and proper development and operation of the Property, and of the various portions thereof. In the judgment of the parties, that common interest will be furthered by Price's grant unto Motta of the easement and rights-of-way hereinafter granted and described.

NOW, THEREFORE, for the aforesaid purposes, in consideration of the sum of TEN DOLLARS (\$10.00) paid by Motta to Price (the receipt of which is hereby acknowledged), and for other good and valuable consideration, Price hereby grants and conveys to Motta, without any warranty whatsoever, the following described easement and rights-of-way:

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A NONEXCLUSIVE RIGHTS-OF-WAY AND EASEMENT as may be reasonably necessary for ingress and egress by vehicular traffic over, upon, and across that portion of the property from the Motta driveway to 900 East Street more particularly described as follows:

See Exhibit "C"

THIS GRANT and all of the terms and provisions hereof shall be binding upon and shall inure to the benefit of Motta and his successors in interest and title as long as the Tract is used solely for residential purposes, and shall be binding upon and shall inure to the benefit of Price and its successors in interest.

IN WITNESS WHEREOF, the parties have executed this Grant of Easement and Rights-of-Way on the day and year first above written.

"Price"

PRICE DEVELOPMENT COMPANY, a Utah corporation

ATTEST:

Paul K. Mendenhall
Paul K. Mendenhall, Secretary

By G. Rex Frazier
G. Rex Frazier, Vice President

"Motta"

Ambrose Motta
AMBROSE MOTTA

Zelda Motta
ZELDA MOTTA

STATE OF UTAH)
) : ss.
COUNTY OF SALT LAKE)

On this 24th day of February, 1982, personally appeared before me G. REX FRAZIER and PAUL K. MENDENHALL, who being by me duly sworn, did say each for himself that he, the said G. REX FRAZIER, and he, the said PAUL K. MENDENHALL, is the Vice President and Secretary respectively of PRICE DEVELOPMENT COMPANY, a Utah corporation, and that the within instrument was signed on behalf of said corporation by authority of its Bylaws or a resolution of its Board of Directors, and the said G. REX FRAZIER and PAUL K. MENDENHALL acknowledged to me that said corporation executed the same.

My Commission Expires:

May 28, 1985

Cynthia Paul
Notary Public
Residing at: SALT LAKE CITY, UTAH

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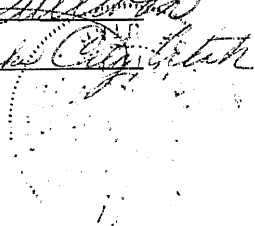
STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On this 19 day of February, 1984, personally appeared before me AMBROSE MOTTA and ZELDA MOTTA, signers of the within instrument, who duly acknowledged to me that they executed the same.

My Commission Expires:

10/17/85

Michael D. Sullivan
Notary Public
Residing at: Des Moines City, Utah



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EXHIBIT "A"

Tract

Beginning at a point on the East line of State Highway property said point being South 375.49 feet and West 880.46 feet from the North quarter corner of Section 29, Township 2 South, Range 1 East, Salt Lake Base and Meridian and running thence South 0° 04' 40" West along said East line of highway property 108.28 feet; thence South 73° 09' East along the prolongation of an old fence line 115.04 feet; thence North 35° 45' East 89.75 feet; thence North 55° 25' West 86.23 feet; thence North 77° 45' West 93.53 feet to the point of beginning.

Contains 0.349 acres.

JP:cw

EXHIBIT "B"

Property

The following described property, located in Salt Lake County, State of Utah:

BEGINNING at a point South 0° 04' 01" West along the quarter section line 135.30 feet from the North quarter corner of Section 29, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 89° 52' 20" West 879.98 feet to the East line of State Highway property; thence South 0° 04' 40" West along said East line of Highway property 346.51 feet; thence South 73° 09' East along the prolongation of an old fence line 360.17 feet to the North line of State Highway property at a point on a curve to the left, the center of which bears North 15° 43' 20" West 1076.92 feet from said point; thence Northeasterly along the arc of said curve 430.84 feet to the point of tangency; thence North 51° 21' 20" East 198.29 feet to the quarter section line; thence North 0° 04' 01" East 133.53 feet to the point of BEGINNING.

EXCEPT THEREFROM:

Beginning at a point on the East line of State Highway property said point being South 375.49 feet and West 880.46 feet from the North quarter corner of Section 29, Township 2 South, Range 1 East, Salt Lake Base and Meridian and running thence South 0° 04' 40" West along said East line of highway property 108.28 feet; thence South 73° 09' East along the prolongation of an old fence line 115.04 feet; thence North 35° 45' East 89.75 feet; thence North 55° 25' West 86.23 feet; thence North 77° 45' West 93.53 feet to the point of beginning.

Contains 0.349 acres.

JP:cw

EXHIBIT "C"

Easement

Beginning at a point on the East right-of-way line of 900 East Street, said point of beginning being South 0° 04' 01" West along the section line 137.41 feet, West 879.97 feet and South 0° 04' 40" West along said East right-of-way line 237.08 feet from the North quarter corner of Section 29, Township 2 South, Range 1 East, Salt Lake Base and Meridian and running thence North 0° 04' 40" East along said East right-of-way line 30.00 feet to a point on a curve to the right, the radius point of which is South 0° 04' 40" West 208.92 feet; thence Easterly along the arc of said curve 44.38 feet through a central angle of 12° 10' 20" to a point of tangency; thence South 77° 45' East 7.5 feet; thence South 12° 15' West 35.00 feet; thence North 77° 45' West 15.00 feet; thence North 12° 15' East 4.84 feet to a point on a curve to the left, the radius point of which is South 9° 50' 51" West 178.92 feet; thence Westerly along the arc of said curve 30.51 feet through a central angle of 9° 46' 11" to the point of beginning. Contains 1536 square feet.

