

RETURN TO
MOUNTAIN FUEL SUPPLY COMPANY
P O BOX 11368
SALT LAKE CITY UT 84139
ATTENTION RIGHT OF WAY
GO 306

RIGHT-OF-WAY AND EASEMENT GRANT

RAINBOW RIDGE HOMEOWNERS ASSOCIATION, "Grantor," does hereby convey and warrant to MOUNTAIN FUEL SUPPLY COMPANY, a corporation of the state of Utah, "Grantee," its successors and assigns, for the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, a right-of-way and easement (referred to in this Grant as the "Easement") ~~to~~ maintain, operate, repair, inspect, protect, remove and replace pipelines, valves, valve boxes and other gas transmission and distribution facilities (referred to in this Grant collectively as "Facilities") as follows: Eight feet on ~~each side~~ ^{STREET SIDE} of the centerlines shown on the attached plat, designated Exhibit "A," and by reference made a part of this Grant, which centerlines are within that certain condominium or mobile home project or development known as RAINBOW RIDGE MOBILE HOME PARK, in the vicinity of 1526 North Dixie Downs Road, St George, Washington County, Utah, which development is more particularly described as

Beginning at a point North 623.19 feet and East 385.4 feet from the West Quarter Corner, Section 14, Township 42 South, Range 16 West, Salt Lake Base and Meridian, thence North 0°08'00" West 398.01 feet, thence South 89°14'00" East 1290.41 feet; thence South 0°09'49" East 398.01 feet, thence North 89°14'00" West 1290.62 feet to said point of beginning

TO HAVE AND TO HOLD the same unto its successors and assigns, so long as Grantee shall require, with the right of ingress and egress to and from the Easement to maintain, operate, repair, inspect, protect, remove and replace the Facilities. During temporary periods, Grantee may use such portion of the property along and adjacent to the Easement as may be reasonably necessary in connection with construction, maintenance, repair, removal or replacement of the Facilities. Grantor shall have the right to use the surface of the Easement except for the purposes for which this Easement is granted, provided such use does not interfere with the Facilities or any other rights granted to Grantee by this Grant

Grantor shall not build or construct, nor permit to be built or constructed, any building or other improvement over or across the Easement, nor change the contour thereof, without written consent of Grantee. This Grant shall be binding upon the successors and assigns of Grantor and may be assigned in whole or in part by Grantee without further consideration

0366798 Bk 0563 Pg 0688

RUSSELL SHIRTS * WASHINGTON CO RECORDER
1990 JUN 14 13:27 PM FEE \$9.00 BY RHM
REQUEST: MOUNTAIN FUEL SUPPLY CO

It is hereby understood that any person(s) securing this Grant on behalf of Grantee are without authority to make any representations, covenants or agreements not expressed in this Grant

WITNESS the execution hereof this 7th day of May, 1991

RAINBOW RIDGE HOMEOWNERS ASSOCIATION

By Roy B. Smith President

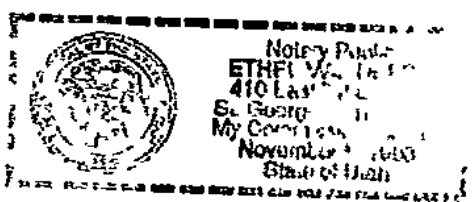
STATE OF UTAH)
COUNTY OF Washington) ss

On the 7th day of May, 1991, personally appeared before me Roy B. Smith, who, being duly sworn, did say that he/she is the President of Rainbow Ridge Homeowners Association and that the foregoing instrument was signed on behalf of said association by authority of its bylaws, and said Roy B. Smith acknowledged to me that said association duly executed the same

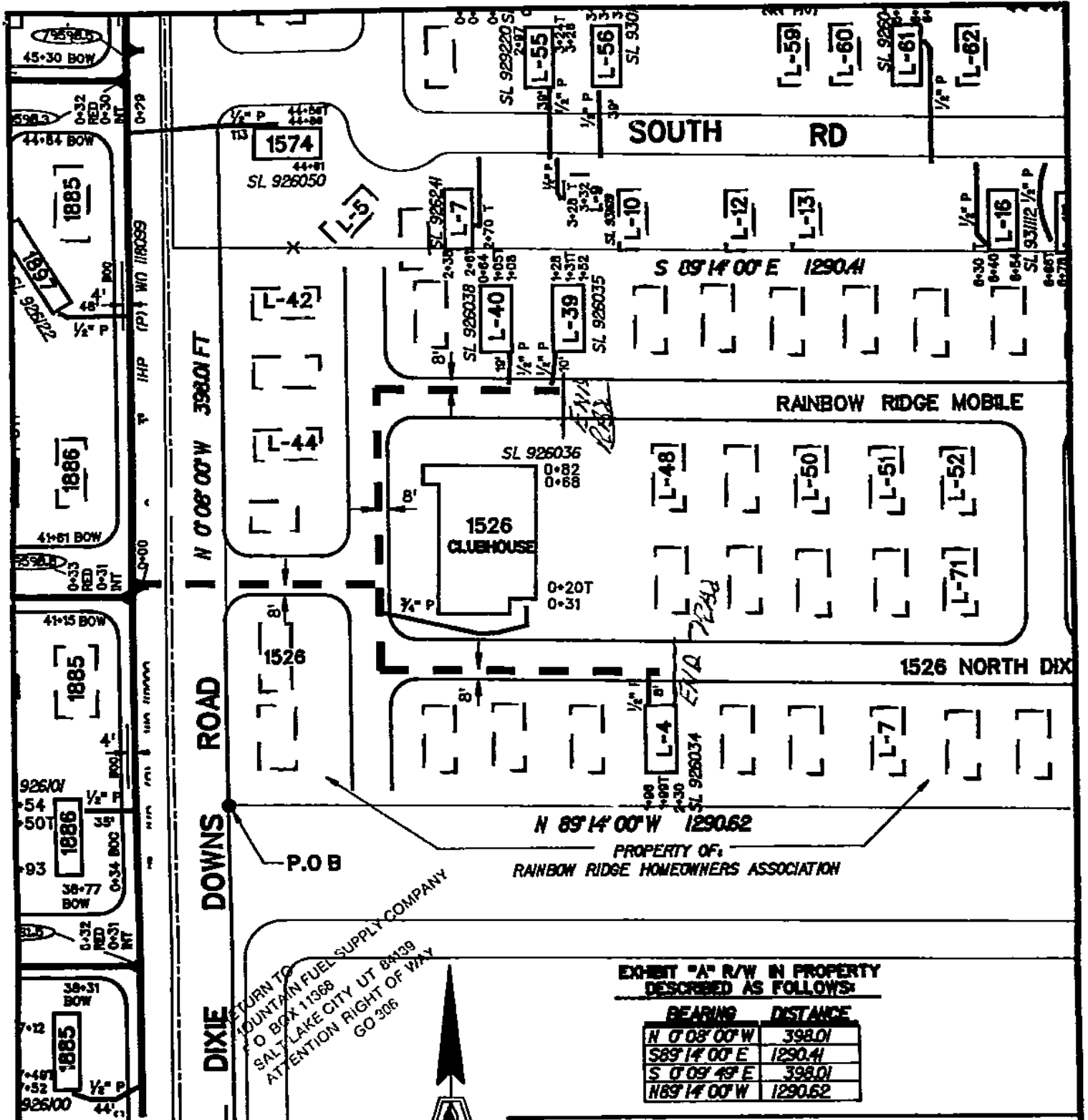
Ethel Mae Reese
Notary Public

Residing at St George, Utah

My Commission Expires
11-5-93



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ATTENTION: RIGHT OF WAY
GO 306



PROPERTY OF:
 RAINBOW RIDGE HOMEOWNERS ASSOCIATION

EXHIBIT "A" R/W IN PROPERTY
 DESCRIBED AS FOLLOWS:

BEARING	DISTANCE
N 0° 08' 00" W	398.01
S 89° 14' 00" E	1290.41
S 0° 09' 49" E	398.01
N 89° 14' 00" W	1290.62

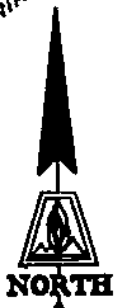
EXHIBIT "A"

ALL RIGHTS OF WAY TO BE 16'
 IN WIDTH WITH ~~ENTIRE~~ ~~OF~~
~~THE~~ ~~OF~~ ~~WAY~~ ~~TO~~ ~~BE~~ ~~SAME~~ ~~AS~~
~~PROPOSED~~ ~~ONE~~:

CAUTION:

DO NOT INSTALL GAS MAIN CLOSER
 THAN 6" TO ANY STRUCTURE.

CENTER LINE OF EASEMENT
 TO BE CENTER OF STREET.



MOUNTAIN FUEL SUPPLY COMPANY

RIGHT OF WAY APPLICATION
 DRAWING NO. 20688 UTAH NO. 20688
 CLEARED BY PROPERTY SECTION
 DATE _____ BY _____
 CITY/CO ST. GEORGE AREA CEDAR CITY
 JOB LOCATION 1526 NORTH DIXIE DOWNS RD
 CHECKED BY JBH DRAWN BY RKS
 DATE 03-26-1990 MAP(S) 1380-840

SCALE 1" = 100'