

When Recorded Return to
Kylene H. Pace
9971 Redwood Road
Lehi, UT 84045
MTC File No. 250651

ENT 40929:2017 PG 1 of 2
Jeffery Smith
Utah County Recorder
2017 Apr 28 12:13 PM FEE 14.00 BY MG
RECORDED FOR Meridian Title Company
ELECTRONICALLY RECORDED

GRANT OF EASEMENT

For the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

Westerly Properties, LLC, a Delaware limited liability company, as to an undivided 50% interest Paul Walker Hardman, Trustee of the family trust portion of the W&E Hardman Trust dated January 28th, 1992, as to an undivided 50% interest, GRANTORS,

do hereby grant, convey, sell and set over unto

Kylene H. Pace, GRANTEE

a non-exclusive easement for the purposes of access, ingress, egress, public and private utilities and drainage together with the right of construction, operation, access and maintenance with related facilities, insofar as they lie within the land owned by the Grantor(s) over the following described property situated in Utah County, Utah:

Beginning at a point which is North 1332.64 feet, East 4.1 feet, South 89°59'04" East 16.44 feet and North 0°10'26" East 1327.73 feet from the South Quarter Corner of Section 35, Township 4 South, Range 1 West, Salt Lake Base & Meridian; running thence North 89°48'57" East 776.94 feet; thence South 0°09'03" West 329.48 feet; thence North 89°50'57" West 25 feet; thence North 0°09'03" East 304.33 feet; thence South 89°48'57" West 751.95 feet; thence North 0°10'28" East 25 feet to the point of beginning. Part of Utah County Tax Parcel No. 58-005-0070

This easement benefits the following described property situated in Utah County, Utah owned by Kylene H. Pace:

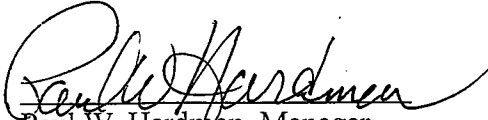
Beginning at a point on east line of the Northwest quarter of the Southeast quarter of Section 35, Township 4 South, Range 1 West, Salt Lake Base and Meridian, said point being North 89°49'23" East 1320.71 feet along the north line of said quarter section and South 0°09'03" West 301.49 feet along the east line of said quarter section line from the Center of said Section 35, and running; thence South 0°09'03" West 433.77 feet along said east line; thence North 89°50'57" West 527.22 feet; thence North 0°09'03" East 433.77 feet; thence South 89°50'57" East 527.22 feet to the point of beginning.
Parcel No. 58-005-0069

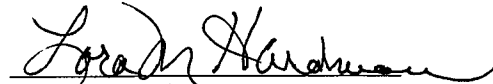
This Easement shall inure to the benefit of and shall be binding on the respective successors and assigns of the Parties and shall terminate at such time as the benefitted property has received equivalent access and public utilities on public roads.

SIGNATURES FOLLOW ON SUBSEQUENT PAGE[S].

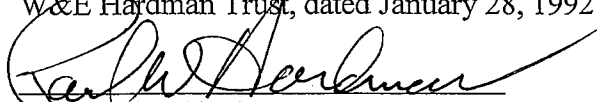
Dated this 26 day of April, 2017.

Westerly Properties, LLC


Paul W. Hardman, Manager

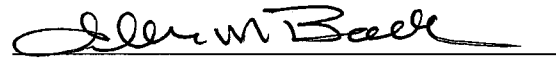

Lora M Hardman, Manager

W&E Hardman Trust, dated January 28, 1992


Paul Walker Hardman, Trustee

STATE OF UTAH)
: ss.
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this 26th day of April, 2017, by Westerly Properties, LLC, a Delaware limited liability company, as to an undivided 50% interest Paul Walker Hardman, Trustee of the family trust portion of the W&E Hardman Trust dated January 28th, 1992, as to an undivided 50% interest.


Notary Public

