

4103093

Easement Grant

032

Utah State
EVIDENCE
PROJECT

KATHLEEN HIXON
REGISTERED
SALT LAKE COUNTY,
UTAH
JUN 26 2 09 PM '95

WHEREAS:

a) SPENCER L. OVARD and JEAN H. OVARD (hereinafter "Grantor") owns the following described real property located in Salt Lake County, State of Utah:

Commencing South 11° West 1544.4 feet from the Northwest corner of Section 3, Township 2 South, Range 1 East, Salt Lake Meridian, thence North 43°41' East 79.2 feet; thence South 33°07' East 434.74 feet; thence South 57°21' West 79.2 feet; thence North 32°50' West 415.8 feet to beginning.

Less and excepting the following: Beginning at a point South 32°50' East 178.68 feet from the most Northerly corner of Lot 21, Terra Linda Subdivision, which corner is South 0°05' West 16.83 feet, South 32°39' East 848.26 feet, South 44°05'24" West 1097.99 feet, and South 32°50' East 38.47 feet from the Northwest corner of Section 3, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 32°50' East 203.83 feet; thence North 57°39'50" East 79.06 feet; thence North 33°00'07" West 203.82 feet; thence South 57°39'50" West 78.05 feet to the point of Beginning.

b) FOURSQUARE INVESTMENT, LTD, a Utah Limited Partnership, (hereinafter "Grantee") owns the following described real property located in Salt Lake County, State of Utah:

Beginning at a point South 32°50' East 178.68 feet from the most Northerly corner of Lot 21, Terra Linda Subdivision, which corner is South 0°05' West 16.83 feet, South 32°39' East 848.26 feet, South 44°05'24" West 1097.99 feet, and South 32°50' East 38.47 feet from the Northwest corner of Section 3, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 32°50' East 203.83 feet; thence North 57°39'50" East 79.06 feet; thence North 33°00'07" West 203.82 feet; thence South 57°39'50" West 78.05 feet to the point of Beginning.

Grantee desires to obtain a drainage easement over the Easterly 1 foot of Grantor's property;

NOW THEREFORE, for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby agrees as follows:

- 1) Grantor hereby grants to Grantee a perpetual drainage easement over the Easterly 1 foot of Grantor's property.
- 2) Said easement shall be an appurtenant and perpetual benefit to Grantee's property and shall be an appurtenant and perpetual burden to Grantor's property.

NO FILE - NO TITLE WORK

BOOK 5666 PAGE 608

- 3) Neither Grantor nor Grantor's successors in interest shall allow permanent improvements to be constructed upon said easement.
- 4) Grantee and Grantee's successors in interest shall have the right to adequately and reasonably maintain said drainage easement to the extent necessary to provide drainage of a reasonable and normal amount of drainage water running from Grantee's property into said ditch located upon grantor's property.

Dated this 26th day of June, 1985.

Spencer L. Ovard
SPENCER L. OVARD

FOURSQUARE INVESTMENT, LTD,
a Utah Limited Partnership

Jean H. Ovard
JEAN H. OVARD

BY: Related Resources, Inc. by Alan Farr
RELATED RESOURCES, INC.
BY: ALAN S. FARR, VICE-PRESIDENT
OF RELATED RESOURCES

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

On the 26th day of June, 1985, personally appeared before me SPENCER L. OVARD and JEAN H. OVARD, the signers of the within instrument, who duly acknowledged to me that they executed the same.

Gerrilyn H. Morgan
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-6-89 RESIDING AT: Salt Lake City, Utah

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

On the 26th day of June, 1985 personally appeared before me ALAN S. FARR, the signer of the foregoing instrument, who, being by me duly sworn, did say, that he is the Vice-President of RELATED RESOURCES, INC., a corporation, general partner of FOURSQUARE INVESTMENT, LTD, a limited partnership, and that said instrument was signed in behalf of said limited partnership by authority of the Board of Directors of said general partner, and acknowledged to me that said limited partnership executed the same.

Janisek Richards
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-10-88 RESIDING AT: Salt Lake City, Ut

BOOK 5666 PAGE 609