

When Recorded Mail To:
Provo Canyon Estates, LLC
63 East 11400 South #306
Sandy, UT 84070

ENT 44525:2019 PG 1 of 3
Jeffery Smith
Utah County Recorder
2019 May 20 02:27 PM FEE 40.00 BY MG
RECORDED FOR North American Title UT Orem
ELECTRONICALLY RECORDED

Easement

WHEREAS John W. Rhodes and Rebecca S. Rhodes, trustees of The John W. Rhodes Family Revocable Trust, dated May 17, 1994 and John W. Rhodes and Rebecca S. Rhodes, trustees of the Rebecca S. Rhodes Family Revocable Trust dated May 17, 1994, is the owner of a certain parcel
Of real property located in Provo City, Utah County Utah and more particularly described on the attached exhibit "A" (hereinafter Roadway Parcel)

WHEREAS Provo Canyon Estates, LLC is owner of a Certain parcel of real property located in in Provo City, Utah County, Utah and more particularly described on the attached exhibit "B" (hereinafter Provo Canyon Estates, LLC lot)

WHEREAS John W. Rhodes and Rebecca S. Rhodes, trustees of The John W. Rhodes Family Revocable Trust, dated May 17, 1994 and John W. Rhodes and Rebecca S. Rhodes, trustees of the Rebecca S. Rhodes Family Revocable Trust dated May 17, 1994 desires to grant and easement for ingress and egress and a roadway across the real property described in exhibit "A" for the benefit of the parcel described in exhibit "B"

THEREFORE John W. Rhodes and Rebecca S. Rhodes, trustees of The John W. Rhodes Family Revocable Trust, dated May 17, 1994 and John W. Rhodes and Rebecca S. Rhodes, trustees of the Rebecca S. Rhodes Family Revocable Trust dated May 17, 1994, for good and valuable consideration hereby Grants and conveys to Provo Canyon Estates, LLC the right of ingress and egress and roadway over and across Grantors land Describe in Exhibit "A"

EXHIBIT "A"

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF COUNTY PARCEL NUMBER 20:014:0079 DESCRIBED IN WARRANTY DEED, ENTRY NUMBER 98865-2010, RECORDED IN THE UTAH COUNTY RECORDER'S OFFICE, 262.08 FEET WEST AND 659.81 FEET NORTH 01°08'11" WEST ALONG THE ONE-QUARTER SECTION LINE FROM THE SOUTH QUARTER CORNER OF SAID SECTION 7, RUNNING THENCE NORTH 89°59'23" WEST 84.37 FEET ALONG THE SOUTH LINE OF SAID PARCEL; THENCE NORTH 09°07'41" EAST 85.88 FEET TO THE BEGINNING OF A 333.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 135.65 FEET HAVING A CENTRAL ANGLE OF 23°20'25" (CHORD BEARS NORTH 20°47'54" EAST 134.72 FEET); THENCE NORTH 32°28'06" EAST 87.97 FEET TO THE BEGINNING OF A 87.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 10.82 FEET HAVING A CENTRAL ANGLE OF 07°07'24" (CHORD BEARS NORTH 28°54'24" EAST 10.81 FEET) TO A POINT ON THE EAST LINE OF SAID PARCEL; THENCE ALONG THE EAST LINE OF SAID PARCEL THE FOLLOWING TWO (2) COURSES:

(1) SOUTH 45°42'44" EAST 12.11 FEET, (2) SOUTH 07°36'35" WEST 288.51 FEET TO THE POINT OF BEGINNING.

CONTAINS: 18,537 S.F. / 0.43 AC+/-

Exhibit "B"

Beginning at the Northeast Corner of a tract of land North 89°49'44" East 2677.19 feet and North 660.16 feet from the Southwest Corner of Section 7, Township 6 South, Range 3 East, Salt Lake Base and Meridian; thence running West 539.31 feet, more or less, along the North boundary line of said land; thence South 40°42'47" East 102.15 feet, more or less; thence South 174.5 feet, more or less; thence South 60°11'50" West 159.96 feet, more or less; thence North 84°31'24" West 175.58 feet, more or less; thence North 30°47'15" West 145.19 feet, more or less, to the West boundary line of said land; thence along said West boundary line South 29.51 feet, more or less, South 9°59'28" East 120.86 feet, more or less; and South 10°13'52" East 160.13 feet, more or less, to the South boundary line of said land; thence along the South boundary line South 83°33'17" East 358.04 feet, more or less; and East 455.4 feet, more or less, to the Southeast Corner of said land; thence North 536.25 feet, more or less, to the point of beginning.

A perpetual Easement for ingress and egress and roadway, for the benefit of the Grantee their agents, servants, consultants, contractors subcontractors, guests, tenants, successors and or assigns. The Grantor, their agents, servants, consultants, contractor's subcontractors, guests, tenants, successors and assigns shall also benefit from the use of the Easement. The easement is upon the entire tract of property described as Exhibit "A"


The Right of way will be developed by Provo Canyon Estates, LLC at their sole cost and expense. The maintenance for the surface of the easement will be maintained by the Provo Canyon Estates, LLC their successor's and or assigns at their sole cost and expense.

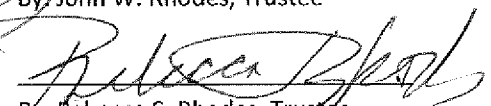
Grantor's agree not to construct buildings or other structures on the Easement area.

If any action, suit, or proceedings is brought by a party hereto with respect to a matter or matters covered by this Easement or if a party finds it necessary to retain an attorney to enforce its rights under this Easement, all costs and expenses of the prevailing party incident to such proceeding or retention, including reasonable attorney's fees, will be paid by the non-prevailing party.


IN WHITNESS WHEREOF, this 17 day of May, 2019

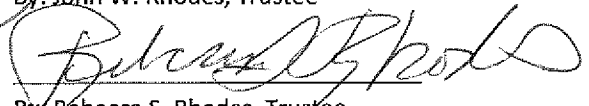
The John W. Rhodes Family Revocable Trust, dated May 17, 1994


By: John W. Rhodes, Trustee


By: Rebecca S. Rhodes, Trustee

The Rebecca S. Rhodes Family Revocable Trust dated May 17, 1994

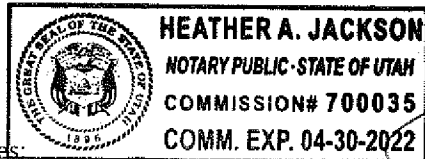

By: John W. Rhodes, Trustee


By: Rebecca S. Rhodes, Trustee

State of Utah)
:SS

County of Utah)

The foregoing instrument was acknowledged before me this 17 day of May 2019 by John W. Rhodes and Rebecca S. Rhodes, trustees of the John W. Rhodes Family Revocable Trust dated May 17, 1994, who duly acknowledged to me that they executed the same.



Heather A. Jackson

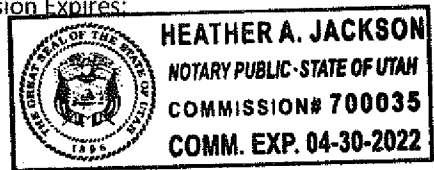
Notary Public

My Commission Expires:

State of Utah)
:SS

County of Utah)

The foregoing instrument was acknowledged before me this 17 day of May 2019 by John W. Rhodes and Rebecca S. Rhodes, trustees of the Rebecca S. Rhodes Family Revocable Trust dated May 17, 1994, who duly acknowledged to me that they executed the same.



Heather A. Jackson

Notary Public

My Commission Expires: