

WHEN RECORDED MAIL TO:
Questar Regulated Services Company
P.O. Box 45360, Right-of-Way
Salt Lake City, UT 84145-0360

RIGHT-OF-WAY AND EASEMENT GRANT
UT 18372

ENT 46171 BK 4629 PG 292
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
1998 May 08 2:20 pm FEE 12.00 BY JW
RECORDED FOR QUESTAR REGULATED SERVICES

UTAH VALLEY LAND COMPANY, LTD., Grantor, by and through Wallace Associates, Inc., General Partner, does hereby quitclaim to QUESTAR GAS COMPANY, a corporation of the State of Utah, Grantee, its successors and assigns, for the sum of ONE DOLLAR (\$1.00) in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, a non-exclusive right-of-way and easement fifty (50) feet in width to lay, maintain, operate, repair, inspect, protect, remove and replace underground pipelines, valves, valve boxes and other gas transmission and distribution facilities (hereinafter collectively called "facilities") through and across the following described land and premises situated in the County of Utah, State of Utah, to-wit:

Land of the Grantor located in the Northeast Quarter of Section 32, Township 4 South, Range 1 East, Salt Lake Base and Meridian;

the centerline of said right-of-way and easement shall extend through and across the above-described land and premises as follows, to-wit:

Beginning at a point on the Grantor's West property line, South 775.63 feet and West 1327.21 feet from the Northeast corner of Section 32, Township 4 south, Range 1 East, Salt Lake Base and Meridian, thence S 87° 50' E 1329.27 feet to a point on the Grantor's East property line.

TO HAVE AND TO HOLD the same unto said Questar Gas Company, its successors and assigns, so long as such facilities shall be maintained, with the right of ingress and egress over and across said right-of-way to maintain, operate, repair, inspect, protect, remove and replace the same. During temporary periods, Grantee may use such portion of the property, which is not occupied or improved, along and adjacent to said right-of-way as may be reasonably necessary in connection with construction, maintenance, repair, removal, or replacement of the facilities. Grantor shall have the right to use said premises except for the purposes for which this right-of-way and easement is granted to Grantee, provided such use does not interfere with the facilities or any other rights granted to Grantee hereunder; and provided further, that if Grantor's use or future development of the right-of-way and easement requires relocation of the facilities, Grantee agrees to relocate such facilities at Grantor's cost and expense.

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

