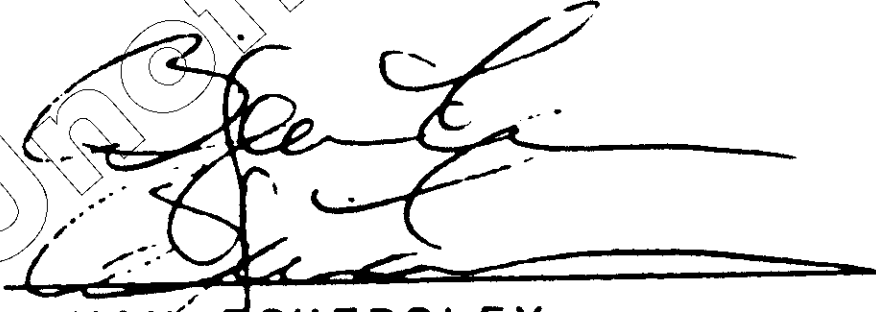


After recording, return to:

JON NEPSTAD
768 4th Avenue
Salt Lake City, UT 84103

EASEMENT GRANT

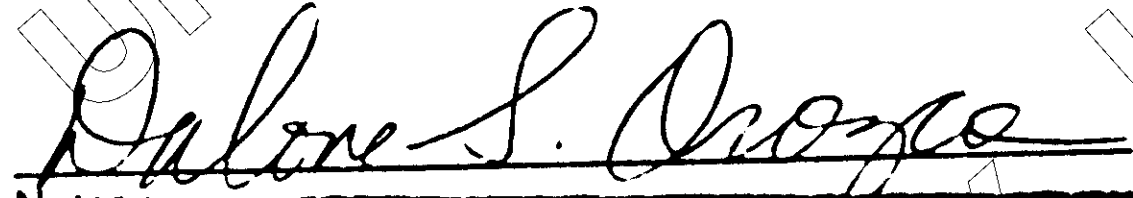
BRYAN ECKERSLEY, as grantor, for the sum of TEN DOLLARS, and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys to Matt Riffkin / Sue Ellen / Jon Nepstad, as grantee, a non exclusive right of way and easement for the purpose of ingress and egress over and across that portion of land located in SUMMIT County, State of Utah described in Exhibit A in favor of that certain tract of land described in Exhibit B attached hereto and incorporated herein by this reference

By: 
XCS: BRYAN ECKERSLEY

County Summit
STATE OF Utah) ss.
State of Utah)
County of Utah

00467239 Bk01007 Pg00733-00735
ALAN SPRIGGS, SUMMIT COUNTY RECORDER
1996 NOV 18 16:39 PM FEE \$15.00 BY MAT
REQUEST: ASSOCIATED TITLE

The foregoing instrument was acknowledged before me this 13 day of November, 1996 by BRYAN ECKERSLEY as _____ of _____.


Notary
Residing at:


My commission expires:  **NOTARY PUBLIC**
DARREN S. ANDERSON
2275 North Main
Sunset, Utah 85016
My Commission Expires
June 15, 1998
STATE OF UTAH

EXHIBIT "A"

Grant of a 33 (thirty three) foot easement for ingress and egress along the existing road through parcel number SS-138-C-3 described as follows:

Along the section boundary of the Northwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 15, T1N, R4E, to the Southeast corner of parcel number SS-138-C.

Right of passage along the existing road shall also be granted as part of this easement. The existing road is roughly defined as entering parcel number SS-138-C-3 from the West boundary at approximately 500 feet from the South boundary proceeding Northeasterly for a distance of approximately 750 feet and turning to proceed East for a distance of approximately 450 feet prior to reaching the section boundary of the Northwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 15, T1N, R4E, to the Southeast corner of parcel number SS-138-C.

Initial _____

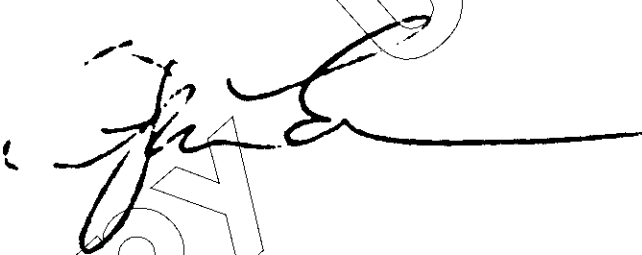


EXHIBIT "B"

Aforementioned easement hereby benefits property described as parcel no. SS-138-C and is further known as:

Southwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 15, Township 1 North, Range 4 East of the Salt Lake Base and Meridian.

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