

WHEN RECORDED, MAIL TO:

Summit Co. Attorney
P.O. Box 128
Coalville, Utah 84017

00536564 Sk01249 Pg00691-00692

ALAN SPRIGGS, SUMMIT CO RECORDER
1999 APR 20 15:45 PM FEE \$.00 BY DMG
REQUEST: SUMMIT COUNTY ATTORNEY

QUIT CLAIM DEED

PROPERTY RESERVE, INC., a Utah corporation, Grantor, hereby quitclaims to SUMMIT COUNTY, a body corporate and politic of the State of Utah, Grantee, for the sum of Ten Dollars (\$10.00), the following described tract of land in Summit County, Utah, to-wit:

Commencing at the Northwest corner of Section 19, Township 1 South, Range 4 East, Salt Lake Base and Meridian; thence South $0^{\circ}01'25''$ East, a distance of 943.04 feet; thence South $89^{\circ}13'11''$ East, a distance of 1236.29 feet to the point of beginning; thence South $0^{\circ}30'50''$ West, a distance of 380.00 feet; thence North $89^{\circ}29'10''$ West, a distance of 267.43 feet; thence North $0^{\circ}30'50''$ East, a distance of 289.48 feet; thence North $89^{\circ}29'10''$ West, a distance of 128.36 feet; thence North $14^{\circ}09'25''$ West, a distance of 95.59 feet; thence South $89^{\circ}13'11''$ East, a distance of 420.00 feet to the point of beginning.

This conveyance is made subject to all encumbrances, easements, conditions, restrictions and reservations appearing of record which affect said property as of the date herein conveyed to Grantee.

Grantor reserves, for Grantor and its successors and assigns forever, a 24-foot wide nonexclusive right-of-way and easement for vehicular and pedestrian ingress and egress and for utilities to Grantor's adjacent parcels. It is understood that Grantor intends to develop its adjacent parcels for commercial uses, and said right-of-way and easement shall be available for both personal and commercial use by Grantor, successor owners of said adjacent parcels, and their tenants, guests, and invitees. The location of said right-of-way and easement has not been fixed at the time of this conveyance. At Grantee's request, Grantor will hereafter execute and deliver an instrument fixing the location of said right-of-way and easement so as to accommodate Grantee's construction of improvements on the property conveyed herein, but the width of the right-of-way and easement shall in no event be less than 24 feet. The right-of-way and easement described herein shall run with the land and shall burden the property conveyed herein and shall benefit adjacent parcels now owned or hereafter acquired by Grantor.

The right-of-way and easement reserved herein is intended to join with and to be contiguous with the right-of-way and easement granted by Grantee to Grantor in that certain Easement Deed dated January 25, 1999 in which Grantee has conveyed an easement over, under and across certain adjacent property owned by Grantee.

WITNESS the hand of said Grantor, this 22nd day of January, 1999.

PROPERTY RESERVE, INC.

By: Wayne G. Facer *WGF*
Wayne G. Facer, President

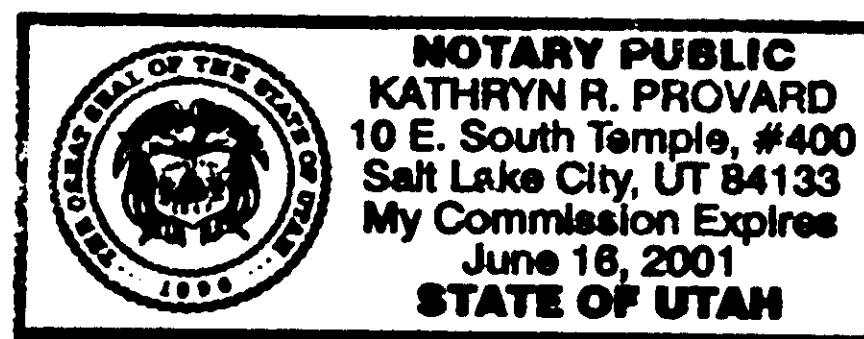
STATE OF UTAH)
 : SS
COUNTY OF SALT LAKE)

The foregoing instrument was personally acknowledged before me this 22nd day of January, 1999, by Wayne G. Facer, President of Property Reserve, Inc.

Kathryn R. Provard
Notary Public

My commission expires:

6/16/2001



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