

## RIGHT-OF-WAY AND EASEMENT GRANT

UT 19537

00545909 Br:01280 Pg:00264-00265

ALAN SPRIGGS, SUMMIT CO RECORDER  
1999 AUG 06 10:22 AM FEE \$12.00 BY DMG  
REQUEST: QUESTAR GAS COMPANY

### CORNERSTONE DEVELOPMENT, INC.

a corporation of the State of Utah, Grantor, does hereby convey and warrant 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 right-of-way and easement to lay, maintain, operate, repair, inspect, protect, remove and replace pipelines, valves, valve boxes and other gas transmission and distribution facilities (hereinafter collectively called "facilities"), said right-of-way being situated in the County of Summit, State of Utah, and more particularly described as follows, to wit:

Land of the Grantor located in Section 11, Township 1 South, Range 3 East, Salt Lake Base and Meridian.

Those areas designated as "Common Areas" and "Limited Common Areas" (including private driveways, streets or lanes) as shown within CEDAR RIDGE AT QUARRY JUNCTION, a Planned Unit Development, according to the official plat as recorded in the office of the county recorder for Summit County, State of Utah.

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 to and from 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 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.

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.

It is hereby understood that any parties securing this grant on behalf of Grantee are without authority to make any representations, covenants or agreements not herein expressed.

IN WITNESS WHEREOF, Grantor has caused its corporate name and seal to be hereunto affixed this 30 day of July, 1999.

CORNERSTONE DEVELOPMENT, INC.

ATTEST:

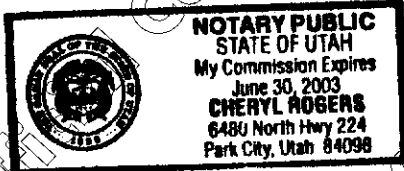
(SEAL) \_\_\_\_\_ Secretary

By: [Signature] \_\_\_\_\_ President

STATE OF UTAH )  
 ) ss.  
COUNTY OF SUMMIT )

On the 30 day of July, 1999 personally appeared before me Lance L. [unclear] and \_\_\_\_\_ who, being duly sworn, did say that they are the president and \_\_\_\_\_, respectively, of \_\_\_\_\_, and that the foregoing instrument was signed on behalf of said corporation by authority of a resolution of its Board of Directors or its Bylaws, and said \_\_\_\_\_ and \_\_\_\_\_ acknowledged to me that said corporation duly executed the same.

[Signature] \_\_\_\_\_  
Notary Public



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