

REV05042015
Return to:
Rocky Mountain Power
Lisa Louder/Jeff Shepherd
1407 West North Temple Ste. 110
Salt Lake City, UT 84116

Project Name: Wells Crossing
WO#: TOOROW
RW#: 2020JSS014

RIGHT OF WAY EASEMENT

For value received, **EBK Investments, LLC.**, ("Grantor"), hereby grants Rocky Mountain Power, an unincorporated division of PacifiCorp its successors and assigns, ("Grantee"), an easement for a right of way 50 feet in width and 5,462.28 feet in length, more or less, for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of electric power transmission, distribution and communication lines and all necessary or desirable accessories and appurtenances thereto, including without limitation: supporting towers, poles, props, guys and anchors, including guys and anchors outside of the right of way; wires, fibers, cables and other conductors and conduits therefore; and pads, transformers, switches, vaults and cabinets, on, over, or under the surface of the real property of Grantor in Tooele County, State of Utah more particularly described as follows and as more particularly shown on Exhibit "A" attached hereto and by this reference made a part hereof:

A part of the NW1/4, the NE1/4, and the SE1/4 of Section 22 and the SW1/4 of Section 23, Township 2 South, Range 6 West, Salt Lake Base & Meridian. Affects six (6) parcels identified by Tooele County Tax Id. Numbers, 01-115-0-0020, 01-115-0-0021, 0-115-0-0022, 01-115-0-0023, 01-115-0-0002, ~~01-1040-14-0020~~ ~~01-1040-14-0019~~ a 50-foot easement being 25 feet on each side of the following described centerline, being more particularly described as follows:

BEGINNING AT A POINT LOCATION S89°48'32"W 165.02 FEET ALONG THE 1/4 SECTION LINE AND S00°43'59"E 327.15 FEET FROM THE NORTH 1/4 CORNER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 6 WEST, SALT LAKE BASE & MERIDIAN; THENCE S42°04'34"E 5,462.28 FEET TO A POINT OF TERMINUS.

Together with the right of access to the right of way from adjacent lands of Grantor for all activities in connection with the purposes for which this easement has been granted; and together with the present and (without payment therefore) the future right to keep the

ACCOMODATION RECORDING ONLY:
Sutherland Title Company makes no representation as to the condition of title and assumes no liability or responsibility for the validity, sufficiency, or effect of this recording.

right of way and adjacent lands clear of all brush, trees, timber, structures, buildings and other hazards which might endanger Grantee's facilities or impede Grantee's activities.

At no time shall Grantor place, use or permit any equipment or material of any kind that exceeds twelve (12) feet in height, light any fires, place or store any flammable materials (other than agricultural crops), on or within the boundaries of the right of way. Subject to the foregoing limitations, the surface of the right of way may be used for agricultural crops and other purposes not inconsistent, as determined by Grantee, with the purposes for which this easement has been granted.

The rights and obligations of the parties hereto shall be binding upon and shall benefit their respective heirs, successors and assigns.

To the fullest extent permitted by law, each of the parties hereto waives any right it may have to a trial by jury in respect of litigation directly or indirectly arising out of, under or in connection with this agreement. Each party further waives any right to consolidate any action in which a jury trial has been waived with any other action in which a jury trial cannot be or has not been waived.

Dated this 10 day of August, 2021.

GRANTOR:


Derek K. Ellis of EBK Investments, LLC

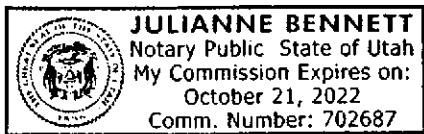
STATE OF)
) ss.
County of Salt Lake)

On this 10th day of August, 2021, before me, the undersigned Notary Public in and for said State, personally appeared Derek K. Ellis (name), known or identified to me to be the Manager (president / vice-president / secretary / assistant secretary) of the corporation that executed the instrument or the person who executed the instrument on behalf of **EBK Investments, LLC.**, and acknowledged to me that said entity executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written

Julianne Bennett

(Notary Signature)

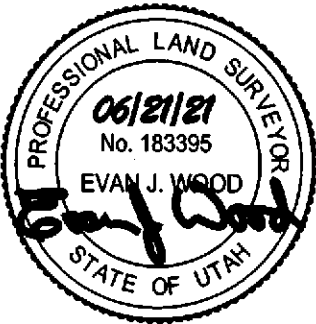
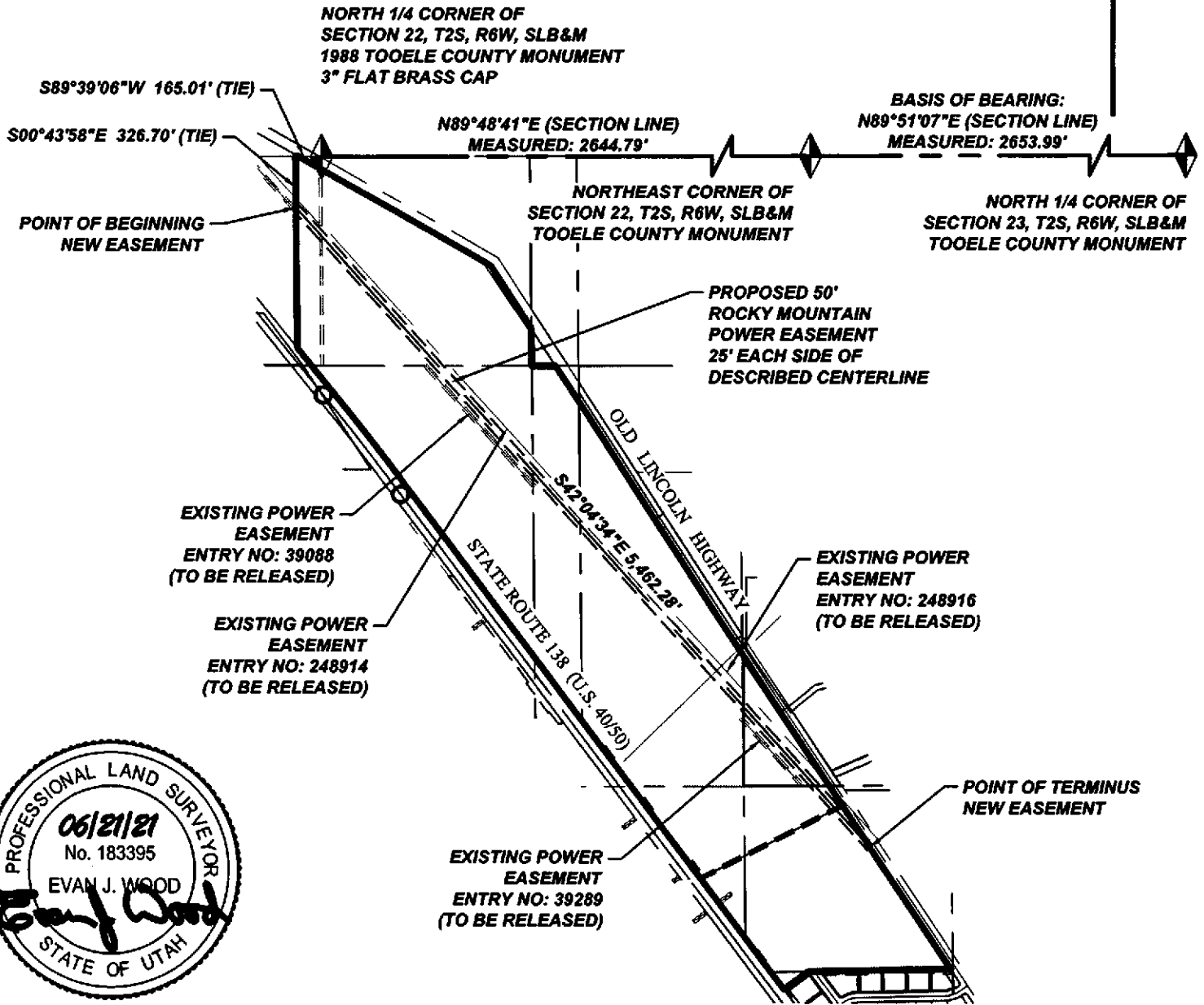


NOTARY PUBLIC FOR Utah (state)
Residing at: Salt Lake City, UT (city, state)
My Commission Expires: 12/1/22 (d/m/y)

Property Description

NW1/4, NE1/4, SE 1/4 OF SEC 22, & SW1/4 OF SEC 23

Quarter: Quarter: Section: Township 2 SOUTH (N or S),
 Range 6 WEST (E or W), SALT LAKE BASE & Meridian
 County: TOOELE State: UTAH
 Parcel Number: 01-115-0-0003, 01-115-0-0017, 01-115-0-0019, 01-115-0-0002, 01-040-A-0020, and 01-040-A-0019



CC#: WO#:
 Landowner Name: EBK INVESTMENTS, LLC
 Drawn by: JKEH

This drawing should be used only as a representation of the location of the easement being conveyed. The exact location of all structures, lines and appurtenances is subject to change within the boundaries of the described easement area.

EXHIBIT A



SCALE: 1"=1,000'