

R/O

### Grant of Easement for Access

Utah Valley University,

Grantor(s),

hereby conveys and warrants to

HUB Apartments, LLC and Riley Cove, LLC,

Grantee(s),


their successors and/or assigns, for the sum of ten dollars and other good and valuable consideration a non-exclusive Right-of-Way for ingress and egress of all emergency vehicles and no other third party access to the apartment complex and the rights, privilege and authority to operate, replace, repair and maintain said Right-of-Way, for the term of 40 years with the possibility of renewal, situated in Utah County, Utah:

See Attached Exhibit "A"

The Grantor covenants that, subject to liens and encumbrances of record at the date of this easement, it is the Owner of the above-described land and has the right and authority to make and execute this Grant of Easement for Access.

WITNESS the hand of the Grantor this 29 day of Apr, 2020.

Utah Valley University

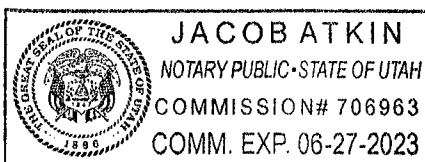
  
By: Val L. Peterson  
Its: V.P. for Finance & Admin

State of Utah        }  
                                  }ss.  
County of Utah     }

On the 29 day of April, 2020, personally appeared before me  
Val Peterson, who being duly sworn, did say that (s)he is the  
VP for Finance & Administration of Utah Valley University, and that said instrument was signed in behalf of said company by authority of its by-laws, and said person acknowledged to me that said company executed the same.

Witness my hand and official seal.

  
Notary Public



## Exhibit "A"

Commencing at a point located South  $00^{\circ}29'39''$  East along the Section line 759.41 feet and East 799.86 feet from the West quarter corner of 21, Township 6 South, Range 2 East, Salt Lake Base and Meridian; thence along the back of an existing curb and gutter as follows: North  $63^{\circ}20'14''$  East 627.33 feet; along the arc of a 89.00 foot radius curve to the right 39.24 feet (chord bears North  $75^{\circ}58'06''$  East 38.92 feet), North  $88^{\circ}35'57''$  East 116.28 feet; thence South  $01^{\circ}24'03''$  East 25.00 feet; thence South  $88^{\circ}35'57''$  West 116.28 feet; thence along the arc of a 64.00 foot radius curve to the left 28.22 feet (chord bears South  $75^{\circ}58'06''$  West 27.99 feet); thence South  $63^{\circ}20'14''$  West 627.33 feet more or less to Geneva Road; thence North  $26^{\circ}39'46''$  West along Geneva Road 25.00 feet to the point of beginning.