

When recorded, mail to:
Skylar Tolbert
Ivory Development, LLC
978 Woodoak, Lane
Salt Lake City, Utah 84117
155925EDP

ENT59088:2022 PG 1 of 8
Andrea Allen
Utah County Recorder
2022 May 13 11:45 AM FEE 40.00 BY MC
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED

Grant of Easement

This GRANT OF EASEMENT (the “Grant”) is made this 12th day of May, 2022 (“Effective Date”), between Wood Springs, LLC (“Grantor”), in favor of Salisbury Land, LLC (“Grantee”).

RECITALS

- A. Grantor is the owner of those certain parcels of real property in Utah County, Utah (the “Grantor Property”), more particularly described on Exhibit A.
- B. Grantee is purchasing an adjacent parcel of real property in Utah County, Utah (the “Grantee Parcel”), more particularly described on Exhibit B.
- C. Grantee desires the ability to install subdivision improvements on the Grantor Property as necessary to enable Grantee to develop the Grantee Property (the “Easement”).
- D. The granting of this Easement is an integral part of the consideration of Grantor’s right to purchase the Grantor Property from Grantee.
- E. Grantor is willing to grant to Grantee the Easement, on the terms and conditions set forth in this Grant.

NOW THEREFORE, in consideration of the mutual promises and covenants contained in this Grant, the Parties hereto agree as follows:

AGREEMENT

1. **Grant of Easement by Grantor.** Grantor hereby grants to Grantee and Grantee’s agents and contractors the Easement, being a perpetual and non-exclusive easement on, over and across the Grantor Property for the purposes of (1) access to the Grantee Property, including but not limited vehicular and pedestrian connections through the Grantee Property, and (2) the construction, installation and maintenance of subdivision infrastructure, including but not limited to culinary water, secondary water, storm drain, sewer, land drains, roads, curbs, gutters, sidewalks, telecommunications, trails, or other infrastructure required by any city, county, or other municipality (“Improvements”) on the Grantor Property. Grantee shall have the right to determine the location and specifications of the Improvements.

2. **Term.** The Easement shall be effective as of the Effective Date and shall

continue and shall run with the Grantor Parcel perpetually. The Easement shall terminate immediately if Grantor takes title to the Grantee Property.

3. **Reimbursement.** In the event Grantee exercises its right under this Easement to install the Improvements on the Grantor Property, Grantor shall reimburse Grantee for the actual costs of the Improvements. Upon completion of the Improvements, Grantee shall present to Grantor a detailed invoice with supporting documentation evidencing the amount of Grantee's cost incurred in constructing the Improvements (such invoice and supporting documentation being the "**Final Invoice**"). Grantor shall have thirty (30) days following receipt of the Final Invoice to remit payment in full to Grantee.

4. **Security for Payment.** To secure the payment of the Final Invoice, Grantor covenants and agrees that if the Final Invoice is not timely paid in accordance with Section 3, Grantee shall have the right to record a lien in the amount of the Final Invoice, plus interest, with a right of foreclosure. Grantee shall promptly remove any lien filed in accordance with this Section 4 upon receipt of payment in full of the Final Invoice, plus interest and the costs of collection, including attorneys' fees.

5. **No Obligation.** Notwithstanding Grantee's right to construct the Improvements, Grantor and Grantee agree and acknowledge that Grantee has no obligation to construct the Improvements.

6. **Succession and Assignment.** This Grant shall be binding upon Brown and inure to the benefit of Ivory and its successors in interest and title. The rights and obligations provided under this Grant shall run with the land and shall be enforceable by Ivory personally, regardless of its ownership of the Ivory Parcel. Ivory shall have the right to dedicate the Improvements and the Easement and to assign all of its's rights and responsibilities related thereto to the applicable municipality or service district.

7. **Exhibits.** The exhibits attached hereto are by this reference incorporated into this Grant and made a part thereof.

[signatures on following page]

Exhibit "A"

Legal Description of Grantor Property

BEGINNING AT A POINT ON A LINE THAT IS S.89°05'23"W. A DISTANCE OF 145.87' ALONG THE SECTION LINE AND SOUTH 203.63' FROM THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN;

Thence, N 80° 12' 46" E for a distance of 71.83 feet to a point on a line.
 Thence, S 00° 00' 00" W for a distance of 48.91 feet to a point on a line.
 Thence, S 03° 04' 44" E for a distance of 66.48 feet to a point on a line.
 Thence, S 09° 28' 37" E for a distance of 76.34 feet to a point on a line.
 Thence, S 15° 12' 24" E for a distance of 204.31 feet to a point on a line.
 Thence, S 19° 39' 19" E for a distance of 50.03 feet to a point on a line.
 Thence, S 17° 53' 09" E for a distance of 84.36 feet to the beginning of a curve,
 Said curve turning to the left through 26° 13' 19", having a radius of 1242.56 feet, and whose long chord bears S 30° 59' 49" E for a distance of 563.72 feet to the beginning of a non-tangential curve.
 Said curve turning to the left through 04° 23' 41", having a radius of 1242.56 feet, and whose long chord bears S 46° 18' 19" E for a distance of 95.28 feet to the beginning of a non-tangential curve.
 Said curve turning to the right through an angle of 25° 31' 13", having a radius of 620.00 feet, and whose long chord bears S 35° 44' 33" E for a distance of 273.88 feet to a point of intersection with a non-tangential line.
 Thence, S 20° 42' 55" E for a distance of 49.05 feet to the beginning of a non-tangential curve,
 Said curve turning to the right through 05° 01' 42", having a radius of 620.00 feet, and whose long chord bears S 15° 56' 03" E for a distance of 54.39 feet to the beginning of a non-tangential curve.
 Said curve turning to the right through 15° 58' 32", having a radius of 620.00 feet, and whose long chord bears S 05° 25' 56" E for a distance of 172.31 feet to the beginning of a non-tangential curve.
 Said curve turning to the left through an angle of 09° 55' 16", having a radius of 880.00 feet, and whose long chord bears S 02° 24' 18" E for a distance of 152.19 feet.
 Thence, S 07° 21' 56" E for a distance of 63.34 feet to the beginning of a curve,
 Said curve turning to the left through an angle of 13° 04' 07", having a radius of 880.00 feet, and whose long chord bears S 13° 54' 00" E for a distance of 200.29 feet to a point of intersection with a non-tangential line.
 Thence, S 33° 55' 25" W for a distance of 69.01 feet to a point on a line.
 Thence, S 36° 22' 06" E for a distance of 366.06 feet to a point on a line.
 Thence, N 56° 49' 53" E for a distance of 19.99 feet to a point on a line.
 Thence, S 33° 10' 07" E for a distance of 132.00 feet to a point on a line.
 Thence, S 29° 47' 41" E for a distance of 46.08 feet to a point on a line.
 Thence, S 33° 10' 07" E for a distance of 122.00 feet to a point on a line.
 Thence, S 56° 49' 53" W for a distance of 150.86 feet to a point on a line.
 Thence, S 79° 06' 20" W for a distance of 46.94 feet to the beginning of a non-tangential curve,
 Said curve turning to the left through an angle of 03° 57' 37", having a radius of 732.00 feet, and whose long chord bears N 24° 44' 37" W for a distance of 50.59 feet to a point of intersection with a non-tangential line.
 Thence, S 63° 16' 42" W for a distance of 263.71 feet to a point on a line.
 Thence, N 25° 30' 53" W for a distance of 133.80 feet to a point on a line.
 Thence, N 43° 45' 53" W for a distance of 161.23 feet to a point on a line.
 Thence, N 86° 52' 37" W for a distance of 172.50 feet to a point on a line.
 Thence, N 44° 26' 25" W for a distance of 65.73 feet to a point on a line.
 Thence, N 06° 29' 53" E for a distance of 189.47 feet to a point on a line.

Thence, N 20° 54' 54" W for a distance of 152.41 feet to a point on a line.
 Thence, S 80° 24' 35" W for a distance of 177.33 feet to a point on a line.
 Thence, N 00° 01' 08" W for a distance of 50.70 feet to a point on a line.
 Thence, N 20° 11' 07" W for a distance of 604.00 feet to a point on a line.
 Thence, N 62° 35' 33" W for a distance of 144.25 feet to a point on a line.
 Thence, N 62° 35' 33" W for a distance of 172.00 feet to a point on a line.
 Thence, N 64° 27' 41" W for a distance of 46.02 feet to a point on a line.
 Thence, N 62° 42' 16" W for a distance of 127.66 feet to a point on a line.
 Thence, S 22° 54' 00" W for a distance of 51.95 feet to a point on a line.
 Thence, N 67° 06' 00" W for a distance of 112.00 feet to a point on a line.
 Thence, N 70° 30' 55" W for a distance of 46.08 feet to a point on a line.
 Thence, N 67° 06' 00" W for a distance of 129.50 feet to a point on a line.
 Thence, S 22° 54' 00" W for a distance of 21.99 feet to a point on a line.
 Thence, N 54° 40' 53" W for a distance of 153.97 feet to a point on a line.
 Thence, N 69° 13' 56" W for a distance of 63.80 feet to the beginning of a non-tangential curve,
 Said curve turning to the right through an angle of 10° 57' 51", having a radius of 531.00 feet, and whose
 long chord bears N 39° 04' 15" E for a distance of 101.46 feet to a point of intersection with a non-
 tangential line.
 Thence, N 41° 30' 47" E for a distance of 49.74 feet to the beginning of a curve,
 Said curve turning to the left through an angle of 111° 32' 27", having a radius of 14.44 feet, and whose
 long chord bears N 14° 15' 26" W for a distance of 23.87 feet to a point of intersection with a non-
 tangential line.
 Thence, N 40° 09' 24" E for a distance of 48.14 feet to the beginning of a non-tangential curve,
 Said curve turning to the left through 91° 34' 38", having a radius of 14.04 feet, and whose long chord
 bears N 70° 51' 30" E for a distance of 20.13 feet to the beginning of a non-tangential curve.
 Said curve turning to the left through 11° 12' 17", having a radius of 469.00 feet, and whose long chord
 bears N 23° 06' 06" E for a distance of 91.57 feet to the beginning of a non-tangential curve.
 Said curve turning to the right through an angle of 17° 24' 59", having a radius of 531.00 feet, and whose
 long chord bears N 26° 12' 27" E for a distance of 160.79 feet to a point of intersection with a non-
 tangential line.
 Thence, N 31° 58' 25" E for a distance of 66.87 feet to the beginning of a non-tangential curve,
 Said curve turning to the left through an angle of 86° 54' 12", having a radius of 15.00 feet, and whose
 long chord bears N 13° 34' 21" W for a distance of 20.63 feet to a point of intersection with a non-
 tangential line.
 Thence, N 32° 22' 50" E for a distance of 46.00 feet to the beginning of a non-tangential curve,
 Said curve turning to the left through 87° 37' 26", having a radius of 15.00 feet, and whose long chord
 bears N 79° 09' 50" E for a distance of 20.77 feet to the beginning of a non-tangential curve.
 Said curve turning to the right through 05° 23' 32", having a radius of 781.00 feet, and whose long chord
 bears N 38° 02' 53" E for a distance of 73.48 feet to the beginning of a non-tangential curve.
 Said curve turning to the left through an angle of 86° 02' 17", having a radius of 15.00 feet, and whose
 long chord bears N 02° 16' 30" W for a distance of 20.47 feet to a point of intersection with a non-
 tangential line.
 Thence, N 44° 42' 22" E for a distance of 80.00 feet to the beginning of a non-tangential curve,
 Said curve turning to the left through 86° 02' 17", having a radius of 15.00 feet, and whose long chord
 bears S 88° 18' 46" E for a distance of 20.47 feet to the beginning of a non-tangential curve.
 Said curve turning to the right through 06° 57' 31", having a radius of 781.00 feet, and whose long chord
 bears N 52° 08' 51" E for a distance of 94.79 feet to the beginning of a non-tangential curve.
 Said curve turning to the left through an angle of 16° 07' 53", having a radius of 719.00 feet, and whose
 long chord bears N 47° 33' 39" E for a distance of 201.76 feet.
 Thence, N 39° 29' 43" E for a distance of 114.41 feet to a point on a line.
 Thence, N 39° 29' 43" E for a distance of 39.37 feet to a point on a line.

Thence, N 39° 29' 43" E for a distance of 245.35 feet to a point on a line.
thence S 50° 30' 17" E a distance of 71.51 feet to the POINT OF BEGINNING

CONTAINING 48.94 ACRES OF LAND

Exhibit B**Legal Description of the Grantee Property**

BEGINNING AT A POINT, BEING THE W 1/4 CORNER OF SECTION 15, TOWNSHIP 10 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN.

Thence, S 89° 14' 48" W for a distance of 1315.01 feet to a point on a line.
 Thence, N 00° 49' 27" W for a distance of 1425.00 feet to a point on a line.
 Thence, N 47° 03' 43" E for a distance of 46.82 feet to a point on a line.
 Thence, S 56° 24' 41" E for a distance of 212.45 feet to a point on a line.
 Thence, S 69° 13' 56" E for a distance of 63.80 feet to a point on a line.
 Thence, S 54° 40' 53" E for a distance of 153.97 feet to a point on a line.
 Thence, N 22° 54' 00" E for a distance of 21.99 feet to a point on a line.
 Thence, S 67° 06' 00" E for a distance of 129.50 feet to a point on a line.
 Thence, S 70° 30' 55" E for a distance of 46.08 feet to a point on a line.
 Thence, S 67° 06' 00" E for a distance of 112.00 feet to a point on a line.
 Thence, N 22° 54' 00" E for a distance of 51.95 feet to a point on a line.
 Thence, S 62° 42' 16" E for a distance of 127.66 feet to a point on a line.
 Thence, S 64° 27' 41" E for a distance of 46.02 feet to a point on a line.
 Thence, S 62° 35' 33" E for a distance of 172.00 feet to a point on a line.
 Thence, S 62° 35' 33" E for a distance of 144.25 feet to a point on a line.
 Thence, S 20° 11' 07" E for a distance of 604.00 feet to a point on a line.
 Thence, S 00° 01' 08" E for a distance of 50.70 feet to a point on a line.
 Thence, N 80° 24' 35" E for a distance of 177.33 feet to a point on a line.
 Thence, S 20° 54' 54" E for a distance of 152.41 feet to a point on a line.
 Thence, S 06° 29' 53" W for a distance of 189.47 feet to a point on a line.
 Thence, S 44° 26' 25" E for a distance of 65.73 feet to a point on a line.
 Thence, S 86° 52' 37" E for a distance of 172.50 feet to a point on a line.
 Thence, S 43° 45' 53" E for a distance of 161.23 feet to a point on a line.
 Thence, S 25° 30' 53" E for a distance of 133.80 feet to a point on a line.
 Thence, N 63° 16' 42" E for a distance of 263.71 feet to the beginning of a non-tangential curve, Said curve turning to the right through an angle of 03° 57' 37", having a radius of 732.00 feet, and whose long chord bears S 24° 44' 37" E for a distance of 50.59 feet to a point of intersection with a non-tangential line.
 Thence, N 79° 06' 20" E for a distance of 46.94 feet to a point on a line.
 Thence, N 56° 49' 53" E for a distance of 150.86 feet to a point on a line.
 Thence, N 56° 49' 53" E for a distance of 58.82 feet to a point on a line.
 Thence, S 14° 28' 25" E for a distance of 391.98 feet to a point on a line.
 Thence, S 23° 33' 42" E for a distance of 243.27 feet to a point on a line.
 Thence, S 88° 30' 06" E for a distance of 269.43 feet to a point on a line.
 Thence, S 74° 21' 48" E for a distance of 50.53 feet to a point on a line.
 Thence, S 88° 30' 06" E for a distance of 108.85 feet to a point on a line.
 Thence, S 01° 26' 00" W for a distance of 622.66 feet to a point on a line.
 Thence, N 62° 24' 35" W for a distance of 179.92 feet to a point on a line.

Thence, N 67° 55' 10" W for a distance of 285.97 feet to a point on a line.
 Thence, N 76° 39' 17" W for a distance of 140.80 feet to a point on a line.
 Thence, S 87° 08' 15" W for a distance of 80.10 feet to a point on a line.
 Thence, N 68° 32' 14" W for a distance of 113.09 feet to a point on a line.
 Thence, N 67° 00' 36" W for a distance of 48.34 feet to a point on a line.
 Thence, N 62° 08' 32" W for a distance of 94.16 feet to a point on a line.
 Thence, N 61° 34' 44" W for a distance of 48.32 feet to a point on a line.
 Thence, N 41° 02' 50" W for a distance of 90.99 feet to a point on a line.
 Thence, N 45° 34' 02" W for a distance of 89.28 feet to a point on a line.
 Thence, N 33° 28' 51" W for a distance of 82.55 feet to a point on a line.
 Thence, N 33° 17' 14" W for a distance of 117.98 feet to a point on a line.
 Thence, N 35° 51' 49" W for a distance of 155.33 feet to a point on a line.
 Thence, N 31° 19' 11" W for a distance of 201.03 feet to a point on a line.
 Thence, N 36° 31' 35" W for a distance of 396.51 feet to a point on a line.
 Thence, N 31° 23' 47" W for a distance of 67.52 feet to a point on a line.
 thence N 89° 42' 05" W a distance of 62.59 feet to the POINT OF BEGINNING

CONTAINING 56.79 ACRES OF LAND