

WHEN RECORDED, PLEASE RETURN TO:

Deborah Sue Mollus  
1250 E. Lower River Rd.  
Kamas, Utah 84036

00602856 8x01409 F600105-00108  
ALAN SPRIGGS, SUMMIT CO RECORDER  
2001 NOV 07 15:31 PM FEE \$17.00 BY DMG  
REQUEST: DEBORAH SUE MOLLUS

### EASEMENT AGREEMENT

This easement Agreement (the "Agreement") is made this \_\_\_\_ day of November, 2001, by and between Drew T. Laudie and Caroline Janet Laudie (hereinafter referred to as "Grantors" or "Laudies") and Deborah Sue Mollus (hereinafter referred to as "Grantee or Mollus").

WHEREAS, Grantors are the owners of certain real property located in Woodland, Utah, which is more particular described in Exhibit "A" attached hereto and incorporated herein by this reference and said property shall be referred to hereafter as the "Laudie Property";

WHEREAS, Deborah Sue Mollus desires to put a mobile home on the Laudie's property on lot CD2233-1 and have ingress and egress through lot CD2233 to said trailer and

WHEREAS, Grantee desire to obtain and Grantors are willing to grant a nonexclusive easement upon a portion of the Laudie Property, as herein provided for the purpose of ingress and egress by Grantee, and the parties hereto now desire to memorialize their agreement concerning the same.

NOW, THEREFORE, in consideration of the sum of ten dollars, the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Grant of Easement. Grantors hereby grant to Grantee, without warranty or representation, a perpetual, nonexclusive easement. The easement hereby granted is for the benefit of the Mollus mobile home, for the purpose of providing access to and from said home, for ingress and egress and to install and maintain utilities.

2. Scope. The Easement shall include the right of the Grantee, her assigns and guests to use the Easement to gain access to and from the Mollus home.

3. Notices. All notices, statements, demands, approvals, or other communications to be given with regard to this agreement will be in writing, addressed to the parties at their respective addresses as provided below, and will be delivered in person or certified or registered mail, postage prepaid. If mailed, the notice will be

PARCEL 1: Commencing at a point 1691.26 feet South and 2215.14 feet East from the Northwest corner of Section 12, Township 3 South, Range 6 East, Salt Lake Base and Meridian; thence South 73°45' East 102.00 feet; thence South 13°56' West 669.10 feet along a fence line; thence South 80°40'00" West 130.32 feet along a fence line; thence South 32°30'12" West 45.13 feet along a fence line; thence South 11°44'20" West 46.10 feet along a fence line; thence South 74°37'12" West 82.54 feet along a fence line; thence North 89°31'28" West 43.97 feet along a fence line; thence North 16°54'00" East 342.88 feet; thence South 77°20' East 127.41 feet along a fence line; thence North 13°56' East 518.93 feet to the point of beginning.

TOGETHER with all improvements thereon and appurtenances thereunto belonging.

PARCEL 2: A tract of land in Summit County, Utah, in the Southeast quarter of the Northwest quarter, Section 12, Township 3 South, Range 6 East, Salt Lake Base and Meridian, being more particularly described as follows: Beginning at the Northeast corner to the vendors land, the Southeast corner to land now or formerly belonging to Thomas L. Lefler, said corner also being a point on the boundary line to land now or formerly belonging to Alma S. Carlile, said corner being South 2386.5 feet and East 2155.9 feet from the Northwest corner of said Section 12, and running thence along Carlile's line South 14°06' West 80.0 feet, more or less, to the center of Provo River; thence along the center of Provo River South 55°43' West 218.6 feet; thence South 85°04' West 180.30 feet; thence leaving Provo

River and running North 14°06' East 144.2 feet, more or less, to the South line of aforesaid Thomas L. Lefler line; thence along Thomas L. Lefler's line North 84°27' East 261.2 feet; thence North 58°53' East 98.8 feet, more or less, to the point of beginning, containing 0.91 acre, more or less.

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A tract of land in Summit County, Utah, in the Southeast quarter of the Northwest quarter of Section 12, Township 3 South, Range 6 East, Salt Lake Meridian, and more particularly described as follows: BEGINNING at a point South 67°18' East 749.9 feet and South 68°26' East 140.1 feet from the Southeast corner of the Northwest quarter of the Northwest quarter of Section 12, Township 3 South, Range 6 East, Salt Lake Base and Meridian, thence South 18°08' West 170.4 feet; thence South 73°45' East 187 feet, more or less, to property line; thence North 18°08' East 170.4 feet; thence North 73°45' West 186.0 feet to the point of beginning.

TOGETHER with all water and water rights appertaining to said lands.

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deemed to have been given 48 hours after the date of mailing. The addresses of the parties to which such notices are to be sent will be those of which the other party or parties actually receive notice, and until further notice are as follows:

If to Grantors: Drew and Carol Laudie  
3663 E. Lakeview Dr.  
House Springs, MO 63051

If to Grantee: Deborah Mollus  
1250 E. Lower River Rd.  
Woodland, Utah 84036

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date written above.

GRANTORS:

Drew Laudie

Caroline Laudie

STATE OF MISSOURI

COUNTY OF ST. LOUIS

On the 1<sup>st</sup> day of November, 2001, personally appeared before me, Drew T. Laudie and Caroline Laudie, the signers of the within instrument, who duly acknowledged to me that they executed the same.

My commission Expires:

Patricia Griffin

