

03/23/95 4:01 PM 29.00
6046824
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
METRO NATIONAL TITLE
REC BY:D KILPACK ,DEPUTY - WI

When recorded return to:

Thomas C. Sturdy
BLACKBURN & STOLL, L.C.
77 West 200 South, Suite 400
Salt Lake City, UT 84101-1609

6046824

RECIPROCAL GRANT OF EASEMENT

The parties, Maxellco, L.C. ("Maxellco"); John Standley, Susan M. Standley, Linda Standley Burandt and Peggy Standley Laub ("Standley Children"); and Dorothy Jane Withers as Trustee of the Dorothy Jane Withers Living Trust Dated July 14, 1992 ("the Trust"), agree as follows:

RECITALS

A. Maxellco owns certain real property located at approximately 330 West 800 South, Salt Lake City, Utah, which shall be referred to as Parcel "A" and which is more particularly described as follows:

Beginning at a point 2.5 rods West from the Southeast corner of Lot 2, Block 12, Plat A, Salt Lake City Survey, and running thence West 2.5 rods, thence North 10 rods, thence East 2.5 rods, thence South 10 rods to the point of beginning.

B. The Standley Children own certain real property located at approximately 324 West 800 South, Salt Lake City, Utah, which shall be referred to as Parcel "B" and which is more particularly described as follows:

Beginning at the Southeast corner of Lot 2, Block 12, Plat A, Salt Lake City Survey, and running thence West 2.5 rods, thence North 5 rods, thence East 2.5 rods, thence South 5 rods to the point of beginning.

C. The Trust owns certain real property, which shall be referred to as Parcel "C" and which is located generally north of Parcels A and B, Salt Lake City, Utah, and which is more particularly described as follows:

Beginning at a point 5 rods North from the Southeast corner of Lot 2, Block 12, Plat A, Salt Lake City Survey, and running thence West 2.5 rods, thence North 5 rods, thence East 2.5 rods, thence South 5 rods to the point of beginning.

Beginning 70 feet South from the Northeast corner of Lot 2, Block 12, Plat A,

Salt Lake City Survey, and running thence West 2 and one-half rods, thence South 95 feet, thence East 2 and one-half rods, thence North 95 feet to point of beginning.

Beginning 10 rods North and 5 rods East from the Southwest corner of Lot 2, Block 12, Plat A, Salt Lake City Survey, and running thence North 5 rods, thence East 2 and one-half rods, thence South five rods, thence West 2 and one-half rods to the point of beginning.

D. There exists a right of way that begins on 800 South Street, between Parcel A and Parcel B, and runs North approximately 8 and one-third rods, which shall be referred to as the "Alley Easement" and which is more particularly described as follows:

Beginning 37.25 feet west of the Southeast corner of Lot 2, Block 12, Plat A, Salt Lake City Survey, and running thence North 8 and one-third rods, thence West 8 feet, thence South 8 and one-third rods, thence East 8 feet to the point of beginning.

The parties desire to grant to each other for the benefit of themselves, their heirs, executors and assigns, the right to use the Alley Easement.

In consideration of the foregoing recitals, and the covenants and conditions stated below, the parties agree as follows:

1. The Trust hereby conveys and grants to Maxellco and the Standley Children a nonexclusive easement over that portion of the Alley Easement which is included within Parcel "C", for purposes of ingress and egress for the benefit of Parcels A and B, subject to all the terms, covenants, conditions and restrictions hereinafter set forth.

2. The Standley Children hereby convey and grant to Maxellco and the Trust a nonexclusive easement over that portion of the Alley Easement which is included within Parcel "B", for purposes of ingress and egress for the benefit of Parcels A and C, subject to all the terms, covenants, conditions and restrictions hereinafter set forth.

3. Maxellco hereby conveys and grants to the Trust and the Standley Children a nonexclusive easement over that portion of the Alley Easement which is included within Parcel "A", for purposes of ingress and egress for the benefit of Parcels B and C, subject to all the terms, covenants, conditions and restrictions hereinafter set forth.

4. The Parties shall not, without the express written consent of the other Parties, erect or place above or below ground any structure or buildings on the property covered by the Easement.

5. The Parties covenant and agree that they shall not create nor maintain any nuisance upon the Easement granted herein, and that they shall not allow any such nuisance to be created or maintained by their licensees, invitees, agents or employees.

6. The Easement granted herein shall run with Parcels A, B and C, and shall inure to the benefit of and be binding upon the parties hereto and their respective transferees, successors and assigns, and all persons claiming under them, subject to the limitations contained herein.

IN WITNESS WHEREOF, the parties hereto have executed this instrument the day and year first above written.

MAXELCO, L.C.

by: *John C. Standley*
its: *Manager*

John C. Standley
John C. Standley

Susan M. Standley
Susan M. Standley

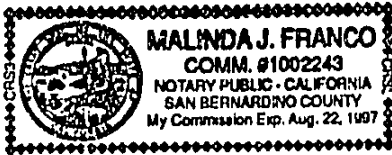
Linda Standley Burandt
Linda Standley Burandt

Peggy Standley Laub
Peggy Standley Laub

Dorothy Jane Withers Trust
Dorothy Jane Withers as Trustee of the Dorothy
Jane Withers Living Trust Dated July 14, 1992

STATE OF California)
:SS
County of San Bernardino)

The foregoing instrument was acknowledged before me this 14th of March,
1995, by John C. Standley.



Malinda J. Franco
Notary Public
residing at: 12545 Central Ave
Chino, CA 91710

my commission expires: 08/22/97

STATE OF California)
:SS
County of San Bernardino)

The foregoing instrument/was acknowledged before me this 13th of March,
1995, by Susan M. Standley.



Kristina Malia Brown
Notary Public
residing at: 12475 Central Ave -
Chino, CA 91710

my commission expires:

STATE OF California)
:SS
County of San Bernardino)

The foregoing instrument was acknowledged before me this 14th of March,
1995, by Linda Standley Burandt.



Malinda J. Franco
Notary Public
residing at: Chino, CA

my commission expires: 08/22/97

Reciprocal Grant of Easement
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STATE OF UTAH)
 : SS.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this ____ day of September, 1994, by Terry L. Maxfield, the _____ of MAXELLCO, L.C.

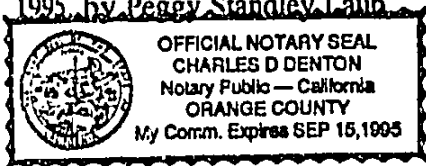
NOTARY PUBLIC
Residing at: _____

My Commission Expires:

Sept 15, 1995

STATE OF California)
 :SS
County of Orange)

The foregoing instrument was acknowledged before me this 16 of March, 1995, by Pegey Standley Laub



Charles D Denton

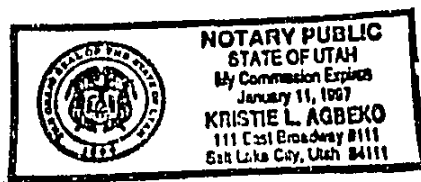
STATE OF UTAH)
 :SS
County of Salt Lake)

The foregoing instrument was acknowledged before me this 22 of March, 1995, by Dorothy Jane Withers as Trustee of the Dorothy Jane Withers Living Trust dated July 14, 1992, ~~et al~~

Kristie L Agbeko
Notary Public
residing at SLC, UT

my commission expires: 1-11-97

Reciprocal Grant of Easement
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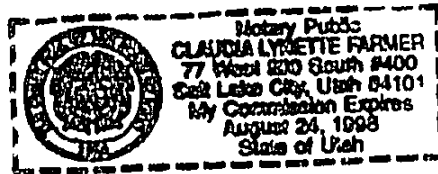
STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 20 day of March, 1995, by Don Terrance Maxfield, the Manager of MAXELLCO, L.C.

Claudia L. Farmer
NOTARY PUBLIC
Residing at: Salt Lake, Utah

My Commission Expires:

8-24-98



STATE OF)
 :ss
County of)

The foregoing instrument was acknowledged before me this ___ of _____, 1995, by Peggy Standley Laub.

STATE OF UTAH)
 :ss
County of Salt Lake)

The foregoing instrument was acknowledged before me this ___ of _____, 1995, by Dorothy Jane Withers as Trustee of the Dorothy Jane Withers Living Trust dated July 14, 1992.

Notary Public
residing at:

my commission expires:

Reciprocal Grant of Easement
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