

**When recorded mail to:**  
Grove Ventures II, LLC  
1572 Woodland Park Dr., Ste. 505  
Layton, Utah 84041

ENT 63120:2014 PG 1 of 5  
**Jeffery Smith**  
**Utah County Recorder**  
2014 Sep 05 10:14 AM FEE 18.00 BY SS  
RECORDED FOR Bonneville Superior Title Com  
ELECTRONICALLY RECORDED

Tax Serial Id No: 40:457:0001

### INGRESS AND EGRESS EASEMENT

This Ingress and Egress Easement ("Easement") is made this 8th day of August, 2014 by **GROVE VENTURES II, LLC** ("Grantor").

#### RECITALS:

Jay K. and Jean B. Robinson ("Robinson") are the owners of that certain real property legally described on Exhibit A attached hereto and incorporated herein by this reference (the "Robinson Property");

Grantor is the owner of that certain real property legally described on Exhibit B attached hereto and incorporated herein by this reference (the "Grantor Property");

Grantor wishes to grant to Robinson an easement over and under certain portions of the Grantor Property.

NOW, THEREFORE, in consideration of the premises and promises contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

#### AGREEMENTS:

1. Accuracy of the Recitals: The parties hereby acknowledge the accuracy of the Recitals.
2. Grant of Easement. Grantor hereby grants and conveys to Robinson for the benefit of Robinson and the Robinson Property, a non-exclusive easement over, through and around the roadways and walkways of the Grantor Property for vehicular and pedestrian ingress and egress ("Easement Areas").
3. Maintenance of the Easement Areas. Grantor shall be solely responsible for and shall have the sole right to improve the Easement Areas and for making any required improvements to the Easement Areas. Grantor shall at all times maintain the Easement Areas and any improvements located thereon in good condition and repair. Grantor reserves the right to dedicate the Easement Areas to a municipality and Grantor agrees to join in any required dedication instruments.
4. Running With the Land/Binding Effect. The easements granted herein shall be appurtenant to and run with the land thereby benefited and burdened. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

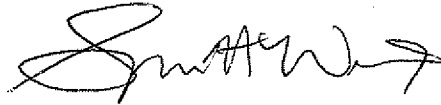
#### COURTESY RECORDING

This document is being recorded solely as a courtesy and an accommodation to the parties named herein. Bonneville Superior Title Company hereby expressly disclaims any responsibility or liability for the accuracy or the content thereof.

5. Counterparts. This Easement may be executed in one or more counterparts, each of which in the aggregate shall constitute one and the same instrument.

IN WITNESS WHEREOF, the Grantor has executed this Easement as of the date and year first written above.

**GROVE VENTURES II, LLC**, a Utah limited liability company

By  \_\_\_\_\_

ITS: MANAGER

Dated: 9/5/14 \_\_\_\_\_

State of Utah

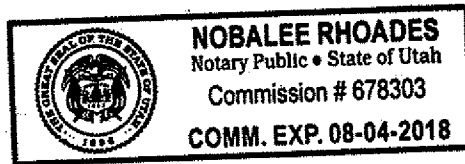
County of Davis

On this 5th day of September, 2014 personally appeared before me, the undersigned Notary Public, personally appeared Spencer H. Wright, the manager of Grove Ventures II, a Utah limited liability company, personally known to me (or proven to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

*Nobalee Rhoades*

Notary Public

My commission expires: 8-4-18



**EXHIBIT A**

Robinson Property

All of Tax Serial ID # 14:021:0177, as found in the City of Pleasant Grove, County of Utah, State of Utah.

**EXHIBIT B**

Grantor Property

All of Lot 1, Grove Commons Subdivison Plat 'A', as recorded in the Utah County Recorder's Office, State of Utah.