

R/W # 9715703 UT

## RIGHT-OF-WAY AND EASEMENT GRANT

The **UTAH STATE BUILDING OWNERSHIP AUTHORITY**, whose address is 4110 State Office Building in Salt Lake City, Utah, hereinafter **GRANTOR**, for the sum of Ten (\$10.00) Dollars and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant and convey to **U. S. WEST COMMUNICATIONS, INC.**, a Colorado corporation, its successors in interest and assigns, hereinafter **GRANTEE**, a perpetual easement to construct, reconstruct, operate, maintain telephone lines over, under, and/or across the following described land situated in the City of Salt Lake City, County of Salt Lake, State of Utah, to wit:

AN EASEMENT FIVE (5') FEET IN WIDTH, WEST LINE OF SAID EASEMENT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 3, BLOCK 36, PLAT "A", SALT LAKE CITY SURVEY AND TRUE POINT OF BEGINNING; THENCE NORTH 00°02'16" WEST 290.14 FEET TO END, SITUATED IN SALT LAKE COUNTY, UTAH.

Grantee shall construct and make any and all necessary installation of telephone lines in a workmanlike manner and at Grantee's sole cost and expense. The right is granted on condition that future work shall be done with care, and that all damages to the premises caused thereby shall be repaired by and at the expense of Grantee. Following any entry made under the terms of this Easement by Grantee, its agents or assigns, Grantee does hereby agree that it will restore Grantor's property to the condition existing prior to said entry and that the materials and workmanship will meet or exceed the adjoining property owned by Grantor. All work and restoration shall be done in an expeditious manner and with a minimum of interruption in Grantor's use of its property.

Said easement shall include all rights and privileges therein necessary or convenient for the full enjoyment or use thereof for the purpose above described, including the right of ingress and egress to and from said strip of land; however, Grantor shall retain the full right, title, and possession of the property except for the limited easement granted herein.

Grantor reserves the right to occupy and use said property for all purposes not inconsistent with the rights herein granted and shall retain the full right, title, and possession of the property except for the limited easement granted herein.

GRANTEE shall indemnify and hold GRANTOR harmless from any and all claims with respect to bodily injury or property damage arising from GRANTEE's use of said Easement, or its negligence or the negligence of any of its agents, employees, contractors, subcontractors, or invitees, including all costs, counsel fees, expenses and liabilities incurred in connection with any such claim; and if any action or proceeding is brought against GRANTOR by reason of any such claim, GRANTEE shall defend such action or proceeding at its expense, subject to GRANTOR's control.

6675898

BK7696PG2114

Easement  
Utah Building Ownership Authority/U.S. West

The rights, conditions, and provisions of this Easement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the respective parties hereto.

IN WITNESS WHEREOF, the Utah State Building Ownership Authority has caused this instrument to be executed this ~~4th~~ day of ~~May~~, 1997.  
*June*

UTAH STATE BUILDING OWNERSHIP AUTHORITY

*Ronald T. Halverson*  
\_\_\_\_\_  
Ronald T. Halverson, Chairman

Attest: *Earl Monson*  
\_\_\_\_\_  
Earl Monson, Vice Chairman

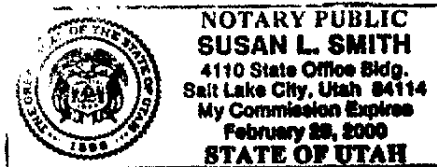
STATE OF UTAH )  
:SS  
COUNTY OF SALT LAKE)

On this ~~4th~~ day of ~~May~~, 1997, personally appeared before me Ronald T. Halverson, being duly sworn, did say that he is the Chairman of the Utah State Building Ownership Authority and that the foregoing instrument was signed on behalf of said Authority by statutory authority, and that the aforesaid Authority executed the same.

*Susan L. Smith*  
\_\_\_\_\_  
NOTARY PUBLIC  
Residing at *Salt Lake City, Utah*

My Commission Expires:

2-29-00



Job # 726 B 498  
County: SALT LAKE

R/W# 9715703UT  
EXCHANGE: MIDVALE

1/4 SECTION: SW SECTION: 27 Township: 2 south  
RANGE: 1 WEST

DN7696PB2115

6675898  
06/24/97 4:47 PM 12.00  
NANCY WORKMAN  
RECORDER, SALT LAKE COUNTY, UTAH  
PARAMOUNT DESIGNS INC  
770 W HAMPDEN, STE 140  
ENGLEWOOD, CO 80110  
REC BY: D KILPACK , DEPUTY - WI

STATE OF UTAH  
February 19, 2000  
My Commission Expires  
Salt Lake City, Utah 84143  
410 State Office Bldg  
EDITH L. SMITH  
COUNTY CLERK

BK7696P62116