

WHEN RECORDED MAIL TO:

Questar Regulated Services Company
P.O. Box 45360, Right-of-way
Salt Lake City, UT 84145-0360
2130iro2.lcm; RW01
revised 9/2/03

00673205 BK01569 Pg00948-00950

ALAN SPRIGGS, SUMMIT CO RECORDER
2003 SEP 16 12:18 PM FEE \$18.00 BY GGB
REQUEST: QUESTAR REGULATED SERVICES COMP

Space above for County Recorder's use
PARCEL I.D.# CWPC-I-1 thru 30,
CWPC-II-31-80 and
CWC-3A-81 thru 113

RIGHT-OF-WAY AND EASEMENT GRANT
UT 20565

IRON MOUNTAIN ASSOCIATES, L.L.C., a Utah Limited Liability Company, and
THE HOMEOWNERS' ASSOCIATION FOR THE COLONY AT WHITE PINE CANYON,
a Utah non-profit corporation, collectively the Grantors, do hereby convey and warrant to
QUESTAR GAS COMPANY, a corporation of the State of Utah, Grantee, its successors and
assigns, for the sum of ONE DOLLAR (\$1.00) in hand paid and other good and valuable
consideration, receipt of which is hereby acknowledged, a right-of-way and easement the specific
purpose of which is to lay, maintain, operate, repair, inspect, protect, remove and replace natural
gas pipelines, valves and valve boxes and other gas transmission and distribution facilities
(hereinafter collectively called "Facilities"), said right-of-way being situated in the County of
Summit, State of Utah, and more particularly described as follows, to-wit:

Land of the Grantor located in Sections 1, 2, 10, 11 and 12, Township 2 South,
Range 3 East, Salt Lake Base and Meridian.

Those areas designated as "Road Easements" and "Driveway Easements" as
shown within THE COLONY AT WHITE PINE CANYON - PHASE I
AMENDED FINAL SUBDIVISION PLAT, THE COLONY AT WHITE PINE
CANYON - PHASE II FINAL SUBDIVISION PLAT, and THE COLONY AT
WHITE PINE CANYON - PHASE 3A FINAL SUBDIVISION PLAT, according
to the official plats as recorded in the office of the county recorder for Summit
County, State of Utah.

TO HAVE AND TO HOLD the same unto said Questar Gas Company, its successors and assigns,
so long as such Facilities shall be maintained, with the right of ingress and egress to and from said
right-of-way to maintain, operate, repair, inspect, protect, remove and replace the same. During

temporary periods, Grantee may use property along and adjacent to said right-of-way as may be reasonably necessary, and is otherwise unavoidable, in connection with construction, maintenance, repair, removal or replacement of the Facilities. Grantor shall have the right to use said premises except for the purposes for which this right-of-way and easement is granted to Grantee, provided such use does not interfere with the Facilities or any other rights granted to Grantee hereunder.

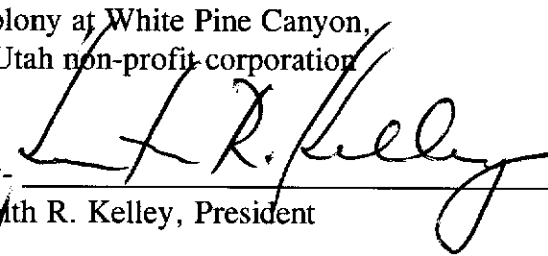
Neither the Grantor nor the Grantee shall build or construct, or permit to be built or constructed, any building or other improvement that would affect the Facilities or other improvements, or change the grade or contour of the ground over, under, along or across said right-of-way, without the prior written consent of the other. This right-of-way shall be binding upon and inure to the benefit of the successors and assigns of Grantor and the successors and assigns of Grantee, and may be assigned in whole or in part by Grantee.

Grantee, following the installation or maintenance of the Facilities, shall restore the right-of-way and easement (including any disturbed property along or adjacent to the right-of-way and easement) and any other improvements, to, as near as practicable, the condition prior to said installation or maintenance.

It is hereby understood that any parties securing this grant on behalf of Grantee are without authority to make any representations, covenants or agreements not herein expressed.

WITNESS the execution hereof this 3rd day of September, 2003.

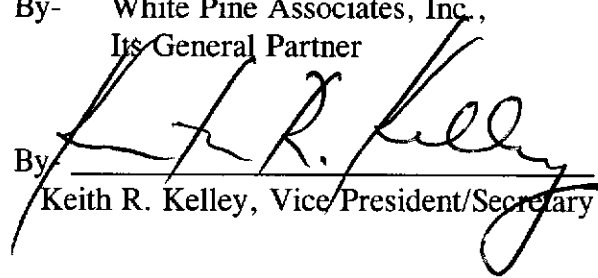
Homeowners' Association for The
Colony at White Pine Canyon,
a Utah non-profit corporation

By- 
Keith R. Kelley, President

IRON MOUNTAIN ASSOCIATES, L.L.C.,
a Utah Limited Liability Company

By- WPA, LTD., Manager

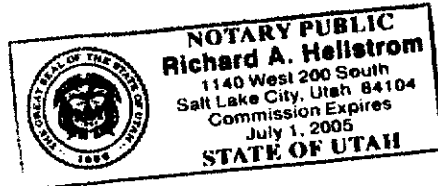
By- White Pine Associates, Inc.,
Its General Partner

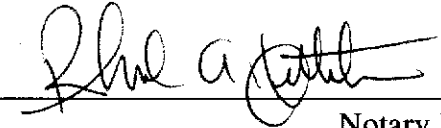
By- 
Keith R. Kelley, Vice/President/Secretary

BK1569 PG0949

STATE OF UTAH)
) ss.
COUNTY OF SUMMIT)

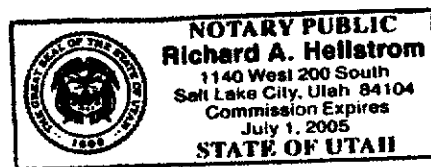
On the 3rd day of September, 2003 personally appeared before me
KEITH R. KELLEY who, being duly sworn, did say that he is the
President of the HOMEOWNERS' ASSOCIATION for THE COLONY AT WHITE PINE
CANYON, and that the foregoing instrument was signed on behalf of said corporation.

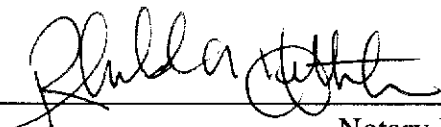



Notary Public

STATE OF UTAH)
) ss.
COUNTY OF SUMMIT)

On the 3rd day of September, 2003, personally appeared before me
KEITH R. KELLEY who, being duly sworn, did say that he/she is the Vice-
President/Secretary of White Pine Associates, Inc., Partner of WPA, LTD., Manager of Iron
Mountain Associates, L.L.C., and that the foregoing instrument was signed on behalf of said
company by authority of it's Articles of Organization or it's Operating Agreement.




Notary Public

BK1569 PC0950