

When recorded return to:
Dianne Aubrey
Sandy City Recorder
10000 Centennial Parkway
Sandy, Utah 84070

PROPERTY ADDRESS:
9400 South 2000 East
Sandy, Utah

6927989

04/15/98 11:24 AM ***NO FEE**
6927989
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
SANDY CITY
10000 CENTENNIAL PARKWAY
SANDY, UT 84070
REC: RYAN JORDAN
R. JORDAN

Grant of Easement

MAGNA INVESTMENT AND DEVELOPMENT, LTD., a Utah limited partnership, is fee title owner of the property more particularly described in the referenced easement. ALBERTSON'S INC., a Delaware corporation is tenant under that certain Shopping Center Ground Lease and all amendments and modifications thereto as disclosed in the First Amendment to Memorandum of Shopping Center Ground Lease dated March 12, 1998.

ALBERTSON'S INC., a Delaware corporation, hereby consents to the referenced Easement; and MAGNA INVESTMENT AND DEVELOPMENT, LTD., a Utah limited partnership, of Salt Lake City, County of Salt Lake, State of Utah, Grantor, hereby grants and conveys to SANDY CITY CORPORATION, County of Salt Lake, State of Utah, Grantee, for the sum of Ten dollars and other good and valuable consideration, the following described public utility easement located in Salt Lake County, State of Utah

Traffic Signal Easement
(North side of 31 foot access drive)

A part of the Northeast Quarter of Section 9, Township 3 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point on the West line of 2000 East Street, which is 599.81 feet South 0°08'12" West along the East line of said Quarter Section and 88.26 feet West from the Northeast corner of said Quarter Section; running thence Southwesterly along the arc of a 35.00 foot radius curve to the right a distance of 17.89 feet (Central Angle equals 29°16'40" and Long Chord bears South 85°45'31" West 17.69 feet); thence Northeasterly along the arc of a 746.78 foot radius curve to the left a distance of 33.45 feet (Central Angle equals 2°34'00" and Long Chord bears North 26°50'59" East 33.45 feet); thence South 64°26'01" East 15.00 feet to said West line; thence Southwesterly along the arc of a 761.78 foot radius curve to the right a distance of 24.65 feet (Central Angle equals 1°51'15" and Long Chord bears South 26°29'37" West 24.65 feet) along said West line to the point of beginning.

WITNESS THE hand of said Grantor, this 1st day of April, 1998.

ORIGINAL DOCUMENT
PROPERTY OF SANDY CITY RECORDERS OFFICE

BK 7945 PG 1449

Magna Investment and Development, Ltd., a
Utah limited partnership

By: Allied Services, Inc., a Utah
corporation

Its: General Partner

By: Michael J. Papanikolas
Michael J. Papanikolas
Its Executive Vice President

State of Utah

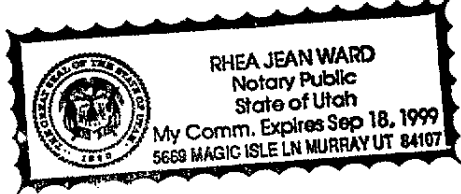
SS:

County of Salt Lake

The foregoing instrument was acknowledged before me this 1st
day of April, 1998, by Michael J. Papanikolas, the Executive Vice
President of Allied Services, Inc., a Utah corporation, which
executed the foregoing instrument as the general partner of Magna
Investment & Development, Ltd., a Utah limited partnership.

My Commission Expires:

9/18/99



Rhea Jean Ward
Notary Public

BK 7945 PG 1450

23. Substitute Trustee. Lender, at its option, may from time to time remove Trustee and appoint a successor trustee to any Trustee appointed hereunder. Without conveyance of the Property, the successor trustee shall succeed to all the title, power and duties conferred upon Trustee herein and by applicable law.

24. Request for Notices. Borrower requests that copies of the notices of default and sale be sent to Borrower's address which is the Property Address.

25. Riders to this Security Instrument. If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument. [Check applicable box(es)]

- | | | |
|--|---|---|
| <input type="checkbox"/> Adjustable Rate Rider | <input type="checkbox"/> Condominium Rider | <input type="checkbox"/> 1-4 Family Rider |
| <input type="checkbox"/> Graduated Payment Rider | <input type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> Biweekly Payment Rider |
| <input type="checkbox"/> Balloon Rider | <input type="checkbox"/> Rate Improvement Rider | <input type="checkbox"/> Second Home Rider |
| <input type="checkbox"/> Prepayment Rider | | |
| <input type="checkbox"/> Other(s) [specify] | | |

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

Witnesses:

JOHN G. DEHAAS III (Seal)
-Borrower

MICHELLE DEHAAS (Seal)
-Borrower

NO ACKNOWLEDGEMENT
CO RECORDER

[Space Below This Line for Acknowledgment]

← North

$\Delta = 1^{\circ}51'16''$
 $R = 761.78'$
 $L = 24.65'$
 $LC = 24.65'$
 $N 26^{\circ}29'36'' E$

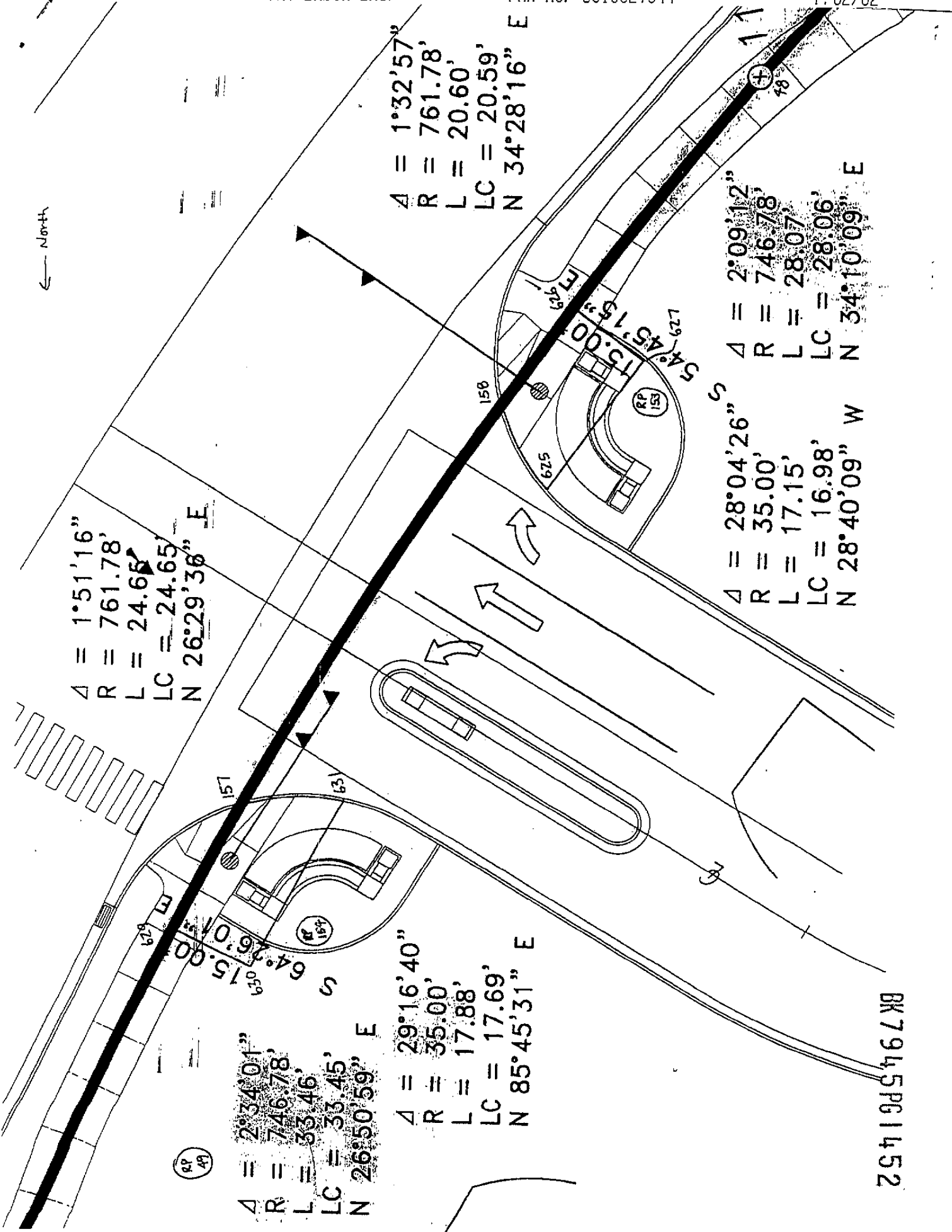
$\Delta = 1^{\circ}32'57''$
 $R = 761.78'$
 $L = 20.60'$
 $LC = 20.59'$
 $N 34^{\circ}28'16'' E$

$\Delta = 28^{\circ}04'26''$
 $R = 35.00'$
 $L = 17.15'$
 $LC = 16.98'$
 $N 28^{\circ}40'09'' W$

$\Delta = 2^{\circ}09'12''$
 $R = 746.78'$
 $L = 28.07'$
 $LC = 28.06'$
 $N 34^{\circ}10'09'' E$

$\Delta = 2^{\circ}34'01''$
 $R = 746.78'$
 $L = 33.46'$
 $LC = 33.45'$
 $N 26^{\circ}50'59'' E$

$\Delta = 29^{\circ}16'40''$
 $R = 35.00'$
 $L = 17.88'$
 $LC = 17.69'$
 $N 85^{\circ}45'31'' E$



BK 7945 PG 1452