

When Recorded Mail To:

Kerry L. Owens, Esq.
PARSONS BEHLE & LATIMER
P.O. Box 45898
Salt Lake City, Utah 84145-0898

ENT 69296:2002 PG 1 of 3
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2002 Jun 18 4:18 pm FEE 14.00 BY AB
RECORDED FOR FIRST AMERICAN TITLE CO

EASEMENT DEED
(Access to 1200 South)

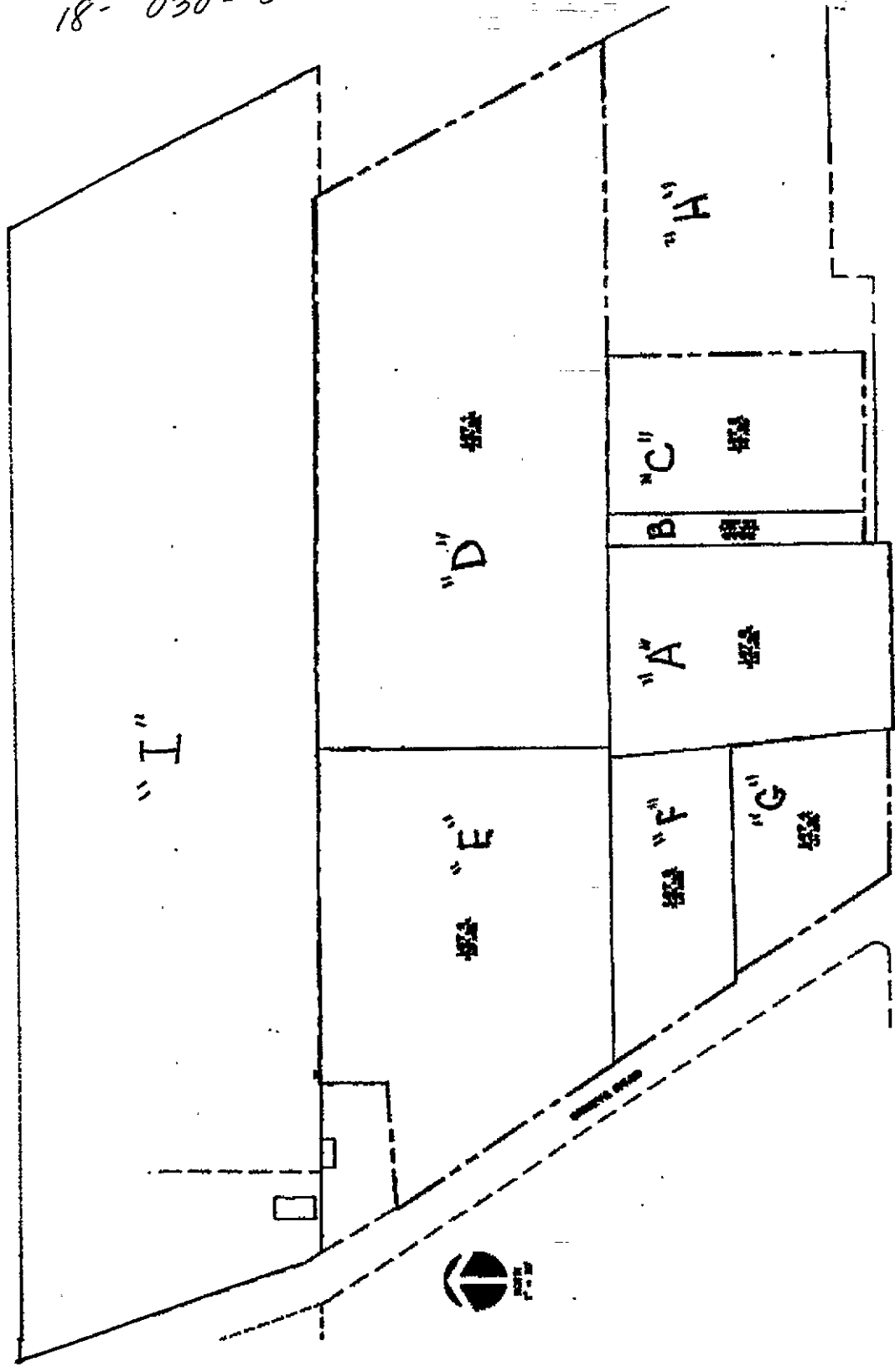
Parkway Properties, Inc., a Utah corporation, whose address is 1156 South State Street, Suite 202, Orem, Utah, 84097, Grantor, hereby grants, conveys, and assigns to Parkway Crossing, L.L.C., a Utah limited liability company, whose address is 251 W. River Park Drive, #225, Provo, Utah, 84604, for the sum of Ten Dollars, and other good and valuable consideration, the following easement, subject to the limitations set forth below:

A non-exclusive easement over and across and under the lands described below for the purpose of constructing, maintaining and repairing a roadway for vehicular and pedestrian ingress and egress and underground utilities to and from 1200 South Street in Orem, Utah, and the lands owned by Grantee (the "Benefited Lands") identified on Exhibit "A" hereto. Such easement covers the following described lands in Utah County, Utah:

Commencing at a point located South 89°28'50" West along the Section line 391.50 feet and North 43.30 feet from the South quarter corner of Section 21, Township 6 South, Range 2 East, Salt Lake Base and Meridian: thence South 89°05'30" West along a fence line 50.00 feet; thence North 00°29'20" West 398.63 feet; thence North 89°39'32" East 50.00 feet; thence South 00°29'20" East 398.14 feet to the point of beginning.

The easement granted herein is for the sole purposes of, and is limited to, allowing Grantee, its successors and assigns vehicular, pedestrian and utility ingress and egress to and from 1200 South Street, Orem, Utah, and the Benefited Lands. The easement granted herein is for the benefit of, and shall run with title to the Benefited Lands.

- E- 18-027-0006
- D- 18-027-0000
- F- 18-027-0106
- G- 49-437-0001
- H- 18-030-0008



The "Benefited Lands" consist of Parcels "D," "E," "F," "H," and "I."

Subject property located in Utah County, Utah

PLATE 4.1