

WHEN RECORDED MAIL TO:
MORTENSEN
2544 EAST DIMPLE DELL ROAD
SANDY, UTAH 84092

A223016

ROAD MAINTAINANCE AGREEMENT

THIS AGREEMENT IS MADE AND ENTERED INTO THIS 22 DAY OF
June 1998, BY AND BETWEEN

JOHN A. MORTENSEN

JEFF PETERS, JOHN E. MORROW, VICTORIA A. MORROW, CAROL S. MORTENSEN
(HEREINAFTER REFERRED TO COLLECTIVELY AS "PROPERTY OWNERS"), WITH
REFERENCE TO THE FOLLOWING FACTS:

WHEREAS; THE PROPERTY OWNERS EACH HAVE A RIGHT OF WAY
ATTACHED HERETO AND IS HEREBY INCORPORATED BY REFERENCE (THE "RIGHT
OF WAY") BY VIRTUE OF THE PROPERTY OWNERS' OWNERSHIP OF PARCELS OF
LAND DESCRIBED IN "EXHIBIT B", WHICH IS ATTACHED HERETO AND IS
HEREBY INCORPORATED BY REFERENCE; AND

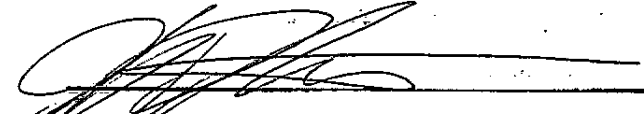
7011727

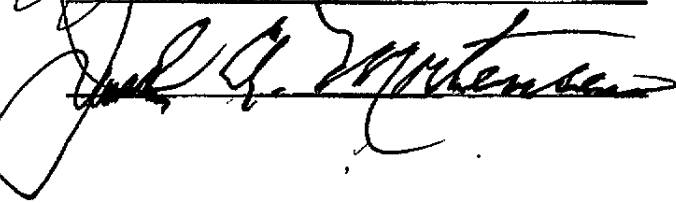
WHEREAS, THE PROPERTY OWNERS DESIRE TO ENTER INTO AN
AGREEMENT TO PROVIDE FOR THE PERPETUAL MAINTENANCE AND UPKEEP OF
THE RIGHT OF WAY, WHICH AGREEMENT WILL BE BINDING UPON THEMSELVES
AND THEIR SUCCESSORS IN OWNERSHIP TO THE PARCELS OF LAND.

-POOR COPY-
CO. RECORDER

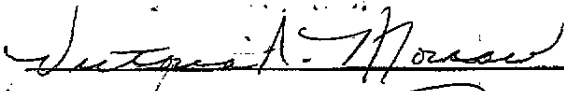
NOW THEREFORE, THE PROPERTY OWNERS HEREBY AGREE AS
FOLLOWS:

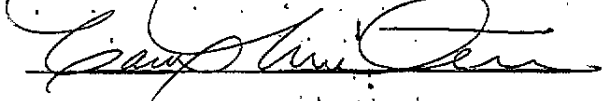
THE PROPERTY OWNERS SHALL JOINTLY MAINTAIN AND REPAIR THE
RIGHT OF WAY/SHARED DRIVEWAY, INCLUDING BUT NOT LIMITED TO, SNOW
REMOVAL, CLEANING, SURFACING, AND RESURFACING AND ANY OTHER WORK
WHICH THE MAJORITY OF THE PROPERTY OWNERS REASONABLY DETERMINE TO
BE NECESSARY FOR THE CONVENIENT USE OF THE RIGHT OF WAY. ALL COSTS
OF MAINTENANCE AND REPAIRS TO THE RIGHT OF WAY/SHARED DRIVEWAY
SHALL BE PAID EQUALLY BY THE PROPERTY OWNERS, WITH THE EXCEPTION
THAT SHOULD ANY MAJOR DAMAGE BE CAUSED BY ONE INDIVIDUAL PROPERTY
OWNER, THEN REPAIRS ARE TO BE MADE BY THAT PROPERTY OWNER. THIS
AGREEMENT SHALL BE BINDING UPON THE HEIRS, SUCCESSORS AND ASSIGNS
OF THE UNDERSIGNED PROPERTY OWNERS.



John E. Morrow


John A. Mortensen



Victoria A. Morrow


Carol S. Mortensen

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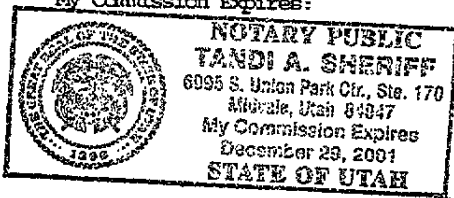
7011727
06/29/98 4:32 PM 27.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
ASSOCIATED TITLE
REC BY: V ASHBY DEPUTY - WI

BK 8021 PG 2818

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

On ~~XXXXXXXXXXXX~~ JUNE 22, 1998, personally appeared
before me, JEFF PETERS
the signer (s) of the foregoing instrument, who being by me duly sworn,
acknowledged to me that THEY executed the same.

My Commission Expires:



[Signature]
NOTARY PUBLIC

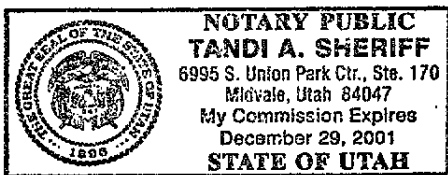
Residing at: SALT LAKE CITY, UTAH

-POOR COPY-
CO. RECORDER

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

JUNE 22, 1998
On ~~XXXXXXXXXXXX~~ personally appeared
before me, JOHN E. MORROW AND VICTORIA A. MORROW
the signer (s) of the foregoing instrument, who being by me duly sworn,
acknowledged to me that THEY executed the same.

My Commission Expires:



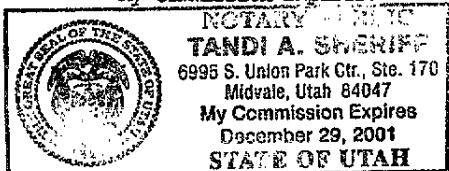
[Signature]
NOTARY PUBLIC

Residing at: SALT LAKE CITY, UTAH

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

On 22 JUNE 1998 ~~XXXXXXXXXXXX~~ personally appeared
before me, JOHN A. MORTENSEN AND CAROL S. MORTENSEN
the signer (s) of the foregoing instrument, who being by me duly sworn,
acknowledged to me that THEY executed the same.

My Commission Expires:



[Signature]
NOTARY PUBLIC

Residing at: SALT LAKE CITY, UTAH

BK8021PG2819

EXHIBIT A

A TWENTY FIVE (25) FOOT PRIVATE LANE AND RUNNING ALONG THE NORTHERLY LOT LINES OF THE SUBJECT PROPERTIES AS SHOW ON THE RECORDED PLAT OF THREE PINES SUBDIVISION, RECORDED AND FILED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDERS OFFICE.

(SUBJECT PROPERTIES SET FORTH ON EXHIBIT B ATTACHED HERETO AND MADE A PART HEREOF.)

BK8021PG2820

E X H I B I T B

LEGAL DESCRIPTION

The land referred to is situated in Salt Lake, and is described as follows:

LOT 2, THREE PINES SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF
ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

EXHIBIT B

VTDI 88-15-427-031-0000 DIST 43B
 PETERS, JEFF B
 PRINT U UPDATE N
 LEGAL N
 TAX CLASS
 FACTOR BYPASS
 EDIT 1
 84092492340
 EDIT 1

TOTAL ACRES	0.56
REAL ESTATE	80300
BUILDINGS	228800
MOTOR VEHIC	0
TOTAL VALUE	309100

2540 E DIMPLE DELL RD
 SANDY UT
 LOC: 2540 E DIMPLE DELL RD
 SUB:

BOOK 7577 PAGE 1893 DATE 01/27/1997
 TYPE UNKN PLAT
 06/22/1998 PROPERTY DESCRIPTION FOR TAXATION PURPOSES ONLY
 LOT 1, THREE PINES SUB. 7163-1293 7324-0393 7324-0394

-POOR COPY-
CO. RECORDER

PFKEYS: 1=VTNH 2=VTOP 4=VTAU 6=NEXT 7=RTRN 8=RXMU 10=RXBR 11=RXPN 12=PREV
 TN 578 01/007

BK8021P62822

EXHIBIT B

VTDI 88-15-427-034-0000 DIST 43B
MORROW, JOHN B &
VICTORIA A; JT

PRINT U	UPDATE	TOTAL ACRES	0.49
	LEGAL	REAL ESTATE	78200
		BUILDINGS	333200
		MOTOR VEHIC	0
		TOTAL VALUE	411400

2548 E DIMPLE DELL RD EDIT 1
SANDY UT 84092492348
LOC: 2548 E DIMPLE DELL RD EDIT 1 BOOK 7302 PAGE 0001 DATE 01/14/1997
SUB: TYPE UNKN PLAT

06/22/1998 PROPERTY DESCRIPTION FOR TAXATION PURPOSES ONLY
LOT 3, THREE PINES. EXCEPT BEG SE COR SD LOT 3; N 8-12'08" W
88.24 FT; N 14-56'34" E 48.82 FT; S 134.51 FT TO BEG.
7576-691 7331-184 7163-1293

POOR COPY.
CO. RECORDER

PFREYS: 1=VTNH 2=VTOP 4=VTAU 6=NEXT 7=RTRN VTAS 8=RXMU 10=RXBK 11=RXPN 12=PREV
TN 578 01/007

BK 8021 PG 2823

21:45PM 22-Jun-1998

EXHIBIT B

VTDI 88-15-427-035-0000	DIST 43	TOTAL ACRES	0.02
MORROW, JOHN &	PRINT U UPDATE	REAL ESTATE	500
VICTORIA; JT	LEGAL	BUILDINGS	0
	TAX CLASS	MOTOR VEHIC	0
2548 E DIMPLE DELL RD	EDIT 1 FACTOR BYPASS	TOTAL VALUE	500
SANDY UT	84092492348		
LOC: 2548 E DIMPLE DELL RD	EDIT 1 BOOK 7302	PAGE 0001	DATE 01/14/1997
SUB:		TYPE UNKN PLAT	

06/22/1998 PROPERTY DESCRIPTION FOR TAXATION PURPOSES ONLY
 BEG NE COR LOT 3, THREE PINES SUB; S 68-25'23" E 22.10 FT; S
 14-56'34" W 79.70 FT; N 85.13 FT TO BEG. .02 AC M OR L.
 7576-690

POOR COPY -
CG RECORDER

PFKEYS: 1=VFNH 2=VTOP 4=VTAU 6=NEXT 7=RTRN VTAS 8=RXMU 10=RXBK 11=RXPN 12=PREV
 TN 578 01/007

BK8021 PG2824