

GRANT OF EASEMENT FOR IRRIGATION DITCH AND ROAD

Mary Ellen Rollins and Verna B. Rollins, as the general partners of the Rollins Brothers' Family Limited Partnership, a Utah Limited Partnership, formed the 2nd day of August, 1989, of 4765 West Old Highway Road 84050, Mountain Green, Utah, Grantor, hereby grants and conveys to Verna B. Rollins, and her successors, as trustees of the H.B. Rollins Family Revocable Trust, u/a/d 2/12/79; Mary Ellen Rollins, and her successors, as trustee of the Marital Trust, created pursuant to the Lee B. Rollins Revocable Family Trust, u/a/d 11/23/76; and Barbara Rollins Rock, Marlow J. Rollins, Leah R. Nichols and Gayleen Rollins, and their successors, as successor co-trustees of the Family Trust, created pursuant to the Lee B. Rollins Family Revocable Trust, u/a/d 12/23/76, grantees, of Mountain Green, County of Morgan, Utah, Grantees, for good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, an easement that runs with the land, for the inspection, cleaning, operation, repair, and maintenance of an existing irrigation ditch for the transportation of water through, across, over, and under that certain property located in Morgan County, State of Utah, and more particularly described on Exhibit "A" attached hereto and by this reference incorporated herein (the "Burdened Premises"), and the existing dirt road over the Burdened Premises running along, and adjacent to, the existing irrigation ditch, together with reasonable rights of ingress and egress along such easement reasonably necessary to inspect, clean, repair, maintain, and operate the irrigation ditch and water gates therein, until such time that all of the Grantees, and their respective successors and assigns, discontinue their respective present use of the irrigation ditch and dirt road, which present use is the irrigation of the Burdened Premises.

This easement shall be binding on the Grantor and Grantees and their respective successors and assigns.

E 083358 B M162 P 0846
Date 5-OCT-2000 4:52pm
Fees \$1.00 Check
BRENDA NELSON, Recorder
Filed By BDN
For MOUNTAIN VIEW TITLE & ESCROW I
MORGAN COUNTY

WITNESS the hand of said Grantor this 28 day of SEPTEMBER, 2000.

THE ROLLINS BROTHERS' FAMILY LIMITED PARTNERSHIP, by:

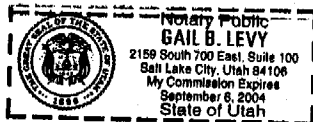
Mary Ellen Rollins
MARY ELLEN ROLLINS
General Partner

Verna B. Rollins
VERNA B. ROLLINS
General Partner

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

SUBSCRIBED AND SWORN to before me by MARY ELLEN ROLLINS, to me well known and known to me to be the individual described in and who executed the foregoing instrument, who acknowledged to and before me that she executed the said instrument as general partner of the Rollins Brothers' Family Limited Partnership.

WITNESS my hand and official seal, dated this 28 day of September, 2000.

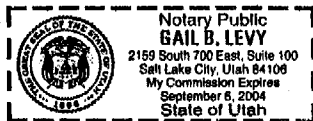


Gail Levy
NOTARY PUBLIC

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

SUBSCRIBED AND SWORN to before me by VERNA B. ROLLINS, to me well known and known to me to be the individual described in and who executed the foregoing instrument, who acknowledged to and before me that she executed the said instrument as general partner of the Rollins Brothers' Family Limited Partnership.

WITNESS my hand and official seal, dated this 28 day of September, 2000.



Gail Levy
NOTARY PUBLIC

E 083358 B M162 P 0847

61- 005- 026
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PARCEL 4

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING NORTH 89DEG 19'47" EAST FROM SAID CORNER TO THE SOUTHEAST CORNER OF SECTION 24); THENCE AS FOLLOWS: NORTH 00DEG 17'44" EAST 2644.08 FEET; ALONG THE QUARTER SECTION LINE TO THE CENTER OF THE SECTION; THENCE SOUTH 89DEG 59'41" EAST 1227.45 FEET; ALONG QUARTER SECTION LINE; THENCE SOUTH 00DEG 00'00" WEST 1641.04 FEET; TO THE WEST EDGE OF FIELD; THENCE SOUTH 21DEG 51'23" WEST 81.01 FEET; ALONG SAID FIELD; THENCE SOUTH 18DEG 24'07" WEST 547.70 FEET; ALONG SAID FIELD; THENCE SOUTH 11DEG 01'02" WEST 287.81 FEET; TO THE CENTER LINE OF AN EXISTING DITCH; THENCE THE FOLLOWING EIGHT COURSES ALONG SAID CENTER LINE OF DITCH: NORTH 88DEG 35'14" WEST 85.63 FEET; THENCE NORTH 61DEG 50'48" WEST 174.81 FEET; THENCE SOUTH 76DEG 31'54" WEST 98.90 FEET; THENCE NORTH 49DEG 19'09" WEST 110.71 FEET; TO A TANGENT CURVE; THENCE WESTERLY 107.47 FEET; ALONG SAID CURVE (R=48.00, D=128DEG 17'01", T=99.04, CH=86.39, CHB=SOUTH 66DEG 32'21" WEST) TO A TANGENT LINE; THENCE SOUTH 02DEG 23'50" WEST 35.07 FEET; TO A TANGENT CURVE; THENCE SOUTHERLY 82.7 FEET; ALONG SAID CURVE (R=80.00, D=59DEG 13'56", T=45.48, CH=79.07, CHB=SOUTH 32DEG 00'48" WEST) TO A TANGENT LINE; THENCE SOUTH 61DEG 37'46" WEST 159.74 FEET; THENCE SOUTH 00DEG 00'00" WEST 587.06 FEET; TO AN EXISTING FENCE LINE; THENCE SOUTH 87DEG 15'05" WEST 202.81 FEET; ALONG SAID FENCE LINE; THENCE SOUTH 43DEG 28'57" WEST 493.80 FEET; ALONG SAID FENCE LINE; THENCE SOUTH 27DEG 59'19" WEST 845.57 FEET; TO THE NORTH LINE OF 5800 NORTH STREET; THENCE NORTH 88DEG 46'29" WEST 302.32 FEET; ALONG SAID STREET TO A TANGENT CURVE; THENCE WESTERLY 102.05 FEET; ALONG SAID CURVE (R=74.97, D=77DEG 59'35", T=60.70, CH=94.35, CHB=SOUTH 52DEG 13'52" WEST) TO A NON-TANGENT CURVE ON THE NORTH LINE OF THE OLD HIGHWAY; THENCE WESTERLY 78.62 FEET; ALONG SAID CURVE ON OLD HIGHWAY (R=1186.00, D=3DEG 47'54", T=39.33, CH=78.61, CHB=NORTH 81DEG 22'51" WEST) TO A NON-TANGENT LINE; THENCE NORTH 18DEG 25'57" EAST 214.70 FEET; THENCE NORTH 01DEG 08'56" WEST 15.96 FEET; THENCE NORTH 04DEG 24'38" WEST 63.16 FEET; THENCE NORTH 21DEG 40'53" WEST 100.43 FEET; THENCE SOUTH 89DEG 57'58" EAST 19.94 FEET; THENCE NORTH 04DEG 24'38" WEST 1552.84 FEET; THENCE SOUTH 65DEG 51'32" EAST 559.37 FEET; TO THE SOUTH LINE OF SECTION 24, THENCE SOUTH 89DEG 54'59" EAST 657.20 FEET; ALONG SAID SECTION LINE TO THE POINT OF BEGINNING.

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PARCEL 5

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING SOUTH 00DEG 01'15" WEST FROM SAID CORNER TO THE SOUTHEAST CORNER OF SECTION 24); THENCE AS FOLLOWS:

SOUTH 00DEG 01'15" WEST 2137.49 FEET; ALONG THE EAST LINE OF SECTION 24 TO AN EXISTING FENCE LINE; THENCE SOUTH 38DEG 49'47" WEST 596.22 FEET; ALONG SAID FENCE LINE; THENCE SOUTH 88DEG 48'00" WEST 971.51 FEET; ALONG SAID FENCE LINE; THENCE SOUTH 00DEG 12'07" WEST 1296.87 FEET; ALONG SAID FENCE LINE; THENCE SOUTH 89DEG 33'28" WEST 24.77 FEET; THENCE SOUTH 71DEG 17'14" 89.95 FEET; THENCE SOUTH 86DEG 24'00" WEST 78.63 FEET; THENCE SOUTH 82DEG 05'08" WEST 83.84 FEET; THENCE SOUTH 87DEG 44'45" WEST 177.96 FEET; THENCE NORTH 89DEG 19'52" WEST 334.65 FEET; THENCE SOUTH 89DEG 47'47" WEST 450.05 FEET; THENCE SOUTH 29DEG 32'41" WEST 391.59 FEET; ALONG AN EXISTING FENCE LINE TO THE NORTH LINE OF 5800 NORTH STREET; THENCE NORTH 88DEG 46'29" WEST 531.67 FEET; ALONG SAID STREET; THENCE NORTH 27DEG 59'19" EAST 845.57 FEET; TO AN EXISTING FENCE LINE; THENCE NORTH 43DEG 28'57" EAST 493.80 FEET; ALONG SAID FENCE LINE; THENCE NORTH 87DEG 15'05" EAST 202.81 FEET; ALONG SAID FENCE LINE; THENCE NORTH 00DEG 00'00" EAST 587.06 FEET; TO THE CENTER LINE OF AN EXISTING DITCH; THENCE THE FOLLOWING EIGHT COURSES ALONG SAID CENTER LINE OF DITCH:
NORTH 61DEG 37'46" EAST 159.74 FEET; TO A TANGENT CURVE; THENCE NORTHERLY 82.70 FEET; ALONG SAID CURVE (R=80.00, D =59DEG 13'56", T=45.48, CH=79.07, CHB=NORTH 32DEG 00'48" EAST) TO A TANGENT LINE; THENCE NORTH 02DEG 23'50" EAST 35.07 FEET; TO A TANGENT CURVE; THENCE EASTERLY 107.47 FEET; ALONG SAID CURVE (R=48.00, D=128DEG 17'01", T=99.04, CH=86.39, CHB=NORTH 66DEG 32'21" EAST) TO A TANGENT LINE; THENCE SOUTH 49DEG 19'09" EAST 110.71 FEET; THENCE NORTH 76DEG 31'54" EAST 98.90 FEET; THENCE SOUTH 61DEG 50'48" EAST 174.81 FEET; THENCE SOUTH 88DEG 35'14" EAST 85.63; THENCE NORTH 11DEG 01'02" EAST 287.81 FEET; ALONG THE WEST EDGE OF A FIELD; THENCE NORTH 18DEG 24'07" EAST 547.70 FEET; ALONG SAID FIELD; THENCE NORTH 21DEG 51'23" EAST 81.01 FEET; ALONG SAID FIELD; THENCE NORTH 00DEG 00'00" EAST 1641.04 FEET; TO THE QUARTER SECTION LINE; THENCE SOUTH 89DEG 59'41" EAST 1428.80 FEET ALONG QUARTER SECTION LINE TO THE POINT OF BEGINNING.

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