


WHEN RECORDED, PLEASE RETURN TO:

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ENTRY NO. 00892028
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Easements PAGE 1/2
ALAN SPRIGGS, SUMMIT COUNTY RECORDER
FEE 12.00 BY WANSHIP SOUTH



GRANT OF PERPETUAL EASEMENT

LINDA JANE, LLC, an Arizona limited liability company, with an address of 3303 E. Baseline Road, Suite 112, Gilbert, AZ 85234 ("Grantor"), for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains and conveys unto WILLOUGHBY ESTATE HOLDINGS, LLC, a Utah limited liability company, with an address of 314 N. 300 E., Kanab, UT 84741 ("Grantee"), its successors, assigns, lessees, licensees and agents, A PERPETUAL EASEMENT (this "Easement") upon, over, under and across the following described land (the "Property"), in the County of Summit, State of Utah, more particularly described as follows:

A centerline description of a 32 foot Right of Way and Easement located in the Northeast Quarter of Section 28, Township 2 North, Range 5 East, Salt Lake Base and Meridian and having a Basis of Bearing taken as North 89°58'29" W between the Northeast Corner and the North 1/4 Corner of said Section 28, described as follows:

Beginning at a point South 38°39'59" West 1326.33 feet from the Northeast Corner of Section 28, Township 2 North, Range 5 East, Salt Lake Base and Meridian, which point being located at the intersect of a dirt road and Spring Canyon Road, and running thence North 4°27'42" West 113.16 feet; thence along the arc of a curve to the right 38.85 feet, having a radius of 100 feet, chord bearing North 6°40'06" E 38.61 feet; thence North 17°47'55" East 22.70 feet; thence along the arc of a curve to the left 48.47 feet, having a radius of 200.00 feet, chord bearing North 10°51'23" East 48.35 feet; thence North 3°55'34" East 817.60 feet to the southerly line of parcel NS-466 being the terminus of the herein described centerline.

The foregoing affects a portion of the following Summit County Tax ID Number: NS-515-B.

Subject to the assignment and other concurrent conveyance rights provided below, the foregoing benefits those properties known as Summit County Tax ID Numbers NS-508, NS-466 and NS-494.

The Easement herein granted is for purposes of (i) placement and maintenance of utilities, (ii) non-exclusive ingress and egress to and from public roadways, including without limitation Spring Canyon Road, for general, public, residential, construction, commercial and/or agricultural right of way purposes, and (iii) maintenance, construction and/or improvement of a roadway within the easement area.

The easement granted hereby shall be appurtenant to the land, shall run with the land, and shall be binding upon and inure to the benefit of the parties hereto, and their respective successors and assigns. Without limiting the foregoing, Grantee shall be permitted to assign, convey, sublet, license or partially assign, convey, sublet or license its rights under this easement to the benefit of other parcels to the effect that Grantee's parcels and such other assignees' parcels shall all, concurrently, have the non-exclusive right to use said easement area for the purposes specified herein, including without limitation ingress and egress over the roadway.

Signed and delivered this 8th day of February, 2010.

LINDA JANE, LLC,
an Arizona limited liability company

By: *Gerald E. Williams*
Gerald E. Williams,
Member

STATE OF ARIZONA)
)ss:
COUNTY OF MARICOPA)

On this 9th day of February, 2010, personally appeared before me Gerald E. Williams, who being by me duly sworn did say that he is a Member of Linda Jane, LLC, an Arizona limited liability company, and that the foregoing instrument was signed in behalf of said limited liability company by authority of its Articles of Organization, and he acknowledged to me that said limited liability company executed the same.

Analisa M. Tweedy
Notary Public

Residing at Mesa, Arizona

My Commission Expires June 28, 2012

