

ENTRY NO. 00893584

03/05/2010 04:25:35 PM B: 2023 P: 1114

Right of Way PAGE 1/2

ALAN SPRIGGS, SUMMIT COUNTY RECORDER

FEE 12.00 BY LRH INC



RIGHT-OF-WAY DEED

This Right-of-Way Deed is made this 4th day of March, 2010, by Eagle Properties, LC (a Utah Company), of Salt Lake County, UT, ("Grantor") in favor of LRH, Inc. (a Utah Company), of Salt Lake County, UT, ("Grantee").

RECITALS

A. Grantee owns certain real property located in Summit County, Utah, and more particularly described as follows:

The S 1/2 of the NW 1/4, section 22, T1NR5E, SLB&M. Parcel # NS 230
(the "Dominant Parcel").

B. Grantor is the owner of real property adjacent to the Dominant Parcel and more particularly described as follows:

Agriculture Parcel and Road, Cherry Canyon Ranch Subdivision, plat recorded 04/15/98, entry #504411
and reserved by CC&Rs recorded 07/08/98 entry #00512052. Parcel # CCRCH-AGR
(the "Servient Parcel").

C. Grantor agrees to convey to Grantee, a right-of-way over and across the Servient Parcel.

NOW THEREFORE, for Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which are hereby acknowledged, Grantor hereby takes the following actions:

1. Grant of Right-of-Way. Grantor hereby grants to Grantee a forty-four (44) foot wide right-of-way (the "Right-of-Way") over and across the Servient Parcel at the following location, for ingress, egress, streets, sewers, water systems, storm drains and drainage, and utility purposes.

Right-of-Way Description:

A road centerline description located in the Northeast Quarter of the Northeast Quarter of Section 21, Township 1 North, Range 5 East, Salt Lake Base and Meridian also located within the Cherry Canyon Ranch Subdivision, and having a Basis of Bearing taken as South 0°03'09" East between the Northeast Corner and the East 1/4 Corner of Section 21, described as follows:

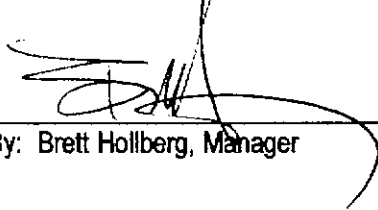
Beginning at a point South 0°03'09" East 303.78 feet and West 763.38 feet from the Northeast Corner of Section 21, Township 1 North, Range 5 East, Salt Lake Base and Meridian, which point being located on the southerly line of Cherry Canyon Drive; the following courses are along the centerline of a gravel road, thence South 32°19'59" West 171.60 feet; thence South 46°38'34" West 72.60 feet; thence South 56°14'56" West 72.43 feet; thence along the arc of a curve to the right 27.98 feet, having a radius of 100.00 feet, a chord of 27.59 bearing South 64°10'43" West; thence South 72°06'30" West 172.26 feet; thence along the arc of a curve to the left 151.40 feet, having a radius of 100.00 feet, a chord of 137.35 feet bearing South 28°44'07" West; thence South 14°38'15" East 213.78 feet; thence along the arc of a curve to the right 70.05, having a radius of 200.00 feet, a chord of 69.70 feet bearing South 4°36'12" East; thence South 5°25'52" West 278.26 feet; thence along a curve to the right 43.46 feet, having a radius of 140.00 feet, a chord of 43.29 feet, bearing South 14°19'28" West terminating at the northerly line of parcel NS-227-J-2.

The Right-of-Way is granted for the purpose of allowing the Grantee, and their successors and assigns, access (by any means) to, from, between and beyond the Dominant Parcel. Together with the right to construct, maintain and improve a roadway and improvements related thereto on and over the Right-of-Way, as well as the right to install utility services, improvements and related items under the surface of the Right-of-Way, all for the benefit of the Dominant Parcel and any other adjacent real property designated by recorded notice by Grantee.

2. Benefits to Run with the Land. This deed and the Right-of-Way are intended to benefit the Dominant parcel and, as such, all rights and benefits to be derived hereunder shall run with the land and continue for the benefit of the Dominant Parcel and the current and subsequent owners and users thereof.

IN WITNESS WHEREOF, Grantor has executed this Deed as of the date first above written.

Eagle Properties, LLC

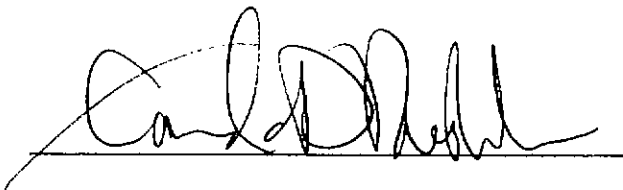


By: Brett Hollberg, Manager

State of Utah

County of Salt Lake

On the 4 day of March, A.D. 2010, personally appeared before me Brett Hollberg, the signer of the within instrument, who duly acknowledged to me that he executed the same.



Official Stamp:

