

3

DOC # 20210032050

Easements Page 1 of 3
Gary Christensen Washington County Recorder
05/04/2021 10:37:07 AM Fee \$ 0.00
By WASHINGTON CITY



When Recorded Return To:
Washington City
111 North 100 East
Washington, Utah 84780-1632

SEWER EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

In consideration of One Dollar (\$1.00) and other good and valuable consideration paid to RSF AV ST. GEORGE VII, L.P., hereinafter referred to as "Grantor", by Washington City, hereinafter referred to as "Grantee", Grantor does hereby grant, transfer and convey unto the Grantee, a perpetual public sewer easement to use, operate, inspect, repair, maintain, replace or expand sewer facilities under and along the property described herein owned by Grantor in Washington County, State of Utah.

See Exhibit A

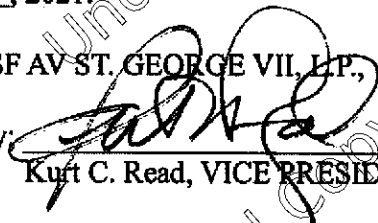
TO HAVE AND TO HOLD such property to Grantee, Washington City, forever and for the uses and purposes normally associated with sewer facilities.

Grantee shall maintain the perpetual easement in good repair. Grantee does agree to in no way encumber said easement or subject it to the imposition of liens of any type during the term of this easement. Grantor may not install, build, place or cause or allow anything to be installed, built, or placed in the easement. If any improvement is installed, built, or placed within the easement, Grantor bears the risk of loss or damage to those improvements resulting from the exercise of the easement rights and Grantee is not responsible to repair, replace, maintain, indemnify or reimburse Grantor for any damage or loss.

The grant and other provisions of this easement shall constitute a covenant running with the land for the benefit of the Grantee, its successors and assigns.

IN WITNESS WHEREOF, Grantor has executed this instrument this 14 day of April, 2021.

GRANTOR: RSF AV ST. GEORGE VII, L.P.,

By: 
Kurt C. Read, VICE PRESIDENT

STATE OF TEXAS)
 : ss
COUNTY OF DALLAS)

On the 16 day of April, 2021 personally appeared before me, Kurt C. Read, Vice President of RSF AV ST. GEORGE VII, L.P., personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is signed hereon and acknowledged before me that he signed it voluntarily, by appropriate authority, for its stated purpose.


Notary Public

Residing in: Dallas, TX
My Commission Expires: 03/24/2023

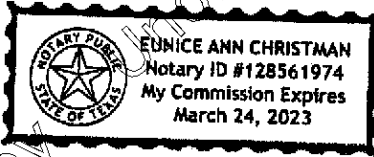


Exhibit A

BEGINNING AT A POINT N0°54'18"E, 2631.41 FEET ALONG THE CENTER SECTION LINE AND EAST, 776.09 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 13, T42S, R15W, SLB&M, RUNNING THENCE N37°15'33"W, 37.84 FEET; THENCE N4°59'18"W, 366.60 FEET; THENCE N85°00'42"E, 10.00 FEET; THENCE S4°59'18"E, 363.71 FEET; THENCE S37°15'33"E, 34.96 FEET TO A POINT ON THE NORTHERLY LINE OF RED STONE ROAD, A PUBLIC ROADWAY, SAID POINT ALSO BEING ON A 165.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, RADIUS POINT BEARS N38°54'38"W; THENCE SOUTHWESTERLY 10.00 FEET ALONG SAID NORTHERLY LINE OF RED STONE ROAD AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 3°28'23" TO THE POINT OF BEGINNING.