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When Recorded Return To:  
Pamela Gill, General Manager  
Kearns Improvement District  
5350 West 5400 South  
P.O. Box 18608  
Kearns, UT 84118

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04/19/2019 11:28 AM \$0.00  
Book - 10771 Pg - 5177-5180  
RASHELLE HOBBS  
RECORDER, SALT LAKE COUNTY, UTAH  
KEARNS IMPROVEMENT DISTRICT  
5350 W 5400 S  
KEARNS UT 84118  
BY: MZA, DEPUTY - WI 4 P.

2021400002

**EASEMENT GRANT**

AGREEMENT, made this 12<sup>th</sup> day of April, 2019, by and between G & N Wood Properties, LLC, hereinafter referred to as "Grantor," and KEARNS IMPROVEMENT DISTRICT, created, organized, and existing under the laws of the State of Utah, having its principal place of business at 5350 West 5400 South, Kearns, County of Salt Lake, State of Utah, hereinafter referred to as the "Grantee;"

**WITNESSETH**

WHEREAS, Grantor is the owner in fee simple of a tract of land located in Salt Lake County; and

WHEREAS, Grantee requires a temporary construction easement and right-of-way across Grantor's land for the construction of a water tank, waterlines, and/or appurtenant structures and facilities on adjacent property and/or on said tract of land owned by Grantor; and

WHEREAS, Grantor is willing to grant this temporary right-of-way and easement to Grantee as set out below.

NOW, THEREFORE, for and in consideration of the sum of ONE DOLLAR and other good and valuable consideration paid by Grantee to Grantor, Grantor hereby grants, warrants and conveys unto Grantee, its successors and assigns, a temporary construction easement and right-of-way for the purpose of, but not limited to, construction of a culinary water tank, waterlines and/or necessary accessories and appurtenances used in connection therewith which may be located on real property which is adjacent to the Easement identified and described below, together with the right to enter upon Grantor's premises for such purposes, in, on, over, under, through, and along the portion of the land of Grantor located in Salt Lake County, Utah, which is more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by this reference (the "Easement").

Grantee shall restore the premises to substantially the same condition that existed prior to the work after completing any construction and/or construction - related activity thereon.

This temporary grant and easement shall be operative during Grantee's construction activities referenced above and, during such times and for such purpose, shall be a covenant running with the land


and shall be binding upon the parties and inure to the benefit of the successors and assigns of the respective parties hereto.

IN WITNESS WHEREOF, the parties have hereunto set their hands effective as of the day and year first above written.

GRANTOR  
G & N WOOD PROPERTIES, LLC

By:   
Norma G. Wood, Manager

GRANTEE  
KEARNS IMPROVEMENT DISTRICT

By:   
Pamela R. Gill, General Manager

ATTEST:

  
Bruce Hicken, District Clerk

STATE OF UTAH )  
 : ss  
COUNTY OF SALT LAKE )

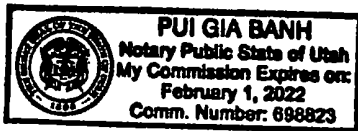
Personally appeared before me Norma G. Wood who duly acknowledged to me that she is the Manager of G&N Wood Properties, LLC, a Utah limited liability company, and that she signed the foregoing instrument on behalf of G & N Wood Properties, LLC with full authority to bind G & N Wood Properties, LLC.

*Alexis Gruninger*  
Notary Public  
March 14, 2019

STATE OF UTAH )  
 : ss  
COUNTY OF SALT LAKE )



On this 12 day of April, 2019 personally appeared before me Pamela R. Gill and Bruce Hicken the signers of the above instrument for and on behalf of Kearns Improvement District, a political subdivision of the State of Utah, who duly acknowledged to me that they are the General Manager and the Clerk of the Kearns Improvement District and that they were duly authorized to and did execute the above instrument on behalf of the District.



*Pamela R. Gill*  
Notary Public

**EXHIBIT "A"**

**A Water Tank Construction Easement**

Commencing at a point that is North 89°41'37" West 1,331.32 feet to the 1/16 "Stamped United States Public Lands" Monument and thence North 00°20'49" East 1109.80 feet to the point of Beginning; Said point of Commencement being a Monument with Aluminum Cap, ¼ Corner of Section 21, "Stamped United States Public Lands" as the Southeast 1/4, Section 21, Township 2 South, Range 2 West, Salt lake Base & Meridian.

Thence running

North 00°20'49" East, a distance of 348.50 feet; thence South 89°39'11" East, a distance of 70 feet; thence South 00°20'49" West, a distance of 348.50 feet; thence North 89°39'11" West, a distance of 70 feet to the POINT OF BEGINNING.

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