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02/03/2021 01:18 PM \$40.00
Book - 11111 Pg - 8063-8067
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
ROCKY MOUNTAIN POWER
ATTN: LISA LOUDER
1407 W NORTH TEMPLE STE 110
SLC UT 84116-3171
BY: MZA, DEPUTY - WI 5 P.

REV05042015
Return to:
Rocky Mountain Power
Lisa Louder/JENNIFER BLUM
1407 West North Temple Ste. 110
Salt Lake City, UT 84116

Project Name: RAISING CANES C0578
WO#: 6898777
RW#:

RIGHT OF WAY EASEMENT

AA Alpine Storage West valley City LLC,

For value received, *AA Alpine Storage West valley City LLC,* ("Grantor"), hereby grants Rocky Mountain Power, an unincorporated division of PacifiCorp its successors and assigns, ("Grantee"), an easement for a right of way 10 feet in width and 234 feet in length, more or less, for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of electric power transmission, distribution and communication lines and all necessary or desirable accessories and appurtenances thereto, including without limitation: supporting towers, poles, props, guys and anchors, including guys and anchors outside of the right of way; wires, fibers, cables and other conductors and conduits therefore; and pads, transformers, switches, vaults and cabinets, on, over, or under the surface of the real property of Grantor in **SALT LAKE** County, State of **UTAH** more particularly described as follows and as more particularly described and/or shown on Exhibit "A" attached hereto and by this reference made a part hereof:

Legal Description:

A rocky mountain power easement located in Lot 4, Mountain View Business Plaza as recorded in the Office of the Salt Lake County Recorder in Book 2019P at Page 179, Entry#13004124, located in the Southeast Quarter of Section 26, Township 1 South, Range 2 West, Salt Lake Base and Meridian more particularly described as follows: Beginning at a point North 0°09'50" West 1043.06 feet and South 89°50'10" West 63.00 feet from the Southeast corner of said Section 26 and running;
Thence South 89°59'29" West 173.67 feet;
Thence South 40.11 feet;
Thence West 15.00 feet;
Thence North 20.00 feet;
Thence East 5.00 feet;
Thence North 30.11 feet;
Thence North 89°59'29" East 183.64 feet;
Thence South 0°09'50" East 10.00 feet to the point of beginning.

Assessor Parcel No. 14-26-476-046

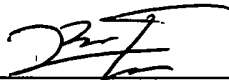
Together with the right of access to the right of way from adjacent lands of Grantor for all activities in connection with the purposes for which this easement has been granted; and together with the present and (without payment therefore) the future right to keep the right of way and adjacent lands clear of all brush, trees, timber, structures, buildings and other hazards which might endanger Grantee's facilities or impede Grantee's activities.

At no time shall Grantor place, use or permit any equipment or material of any kind that exceeds twelve (12) feet in height, light any fires, place or store any flammable materials (other than agricultural crops), on or within the boundaries of the right of way. Subject to the foregoing limitations, the surface of the right of way may be used for agricultural crops and other purposes not inconsistent, as determined by Grantee, with the purposes for which this easement has been granted.

The rights and obligations of the parties hereto shall be binding upon and shall benefit their respective heirs, successors and assigns.

To the fullest extent permitted by law, each of the parties hereto waives any right it may have to a trial by jury in respect of litigation directly or indirectly arising out of, under or in connection with this agreement. Each party further waives any right to consolidate any action in which a jury trial has been waived with any other action in which a jury trial cannot be or has not been waived.

Dated this 19 day of January, 2021.



(Insert Grantor Name Here) GRANTOR
Roman Frazier

Rom

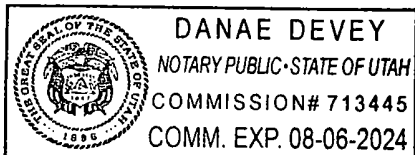
(Insert Grantor Name Here) GRANTOR

Acknowledgment by a Corporation, LLC, or Partnership:

STATE OF Utah)
) ss.
County of Utah)

On this 19 day of January, 2021, before me, the undersigned Notary Public in and for said State, personally appeared Roman Frazier (name), known or identified to me to be the member (president / vice-president / secretary / assistant secretary) of the corporation, or the (manager / member) of the limited liability company, or a partner of the partnership that executed the instrument or the person who executed the instrument on behalf of AA Alpine Self Storage West Valley City (entity name), and acknowledged to me that said entity executed the same. LLC

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Danae Devey
(Notary Signature)

NOTARY PUBLIC FOR Utah (state)
Residing at: Alpine, UT (city, state)
My Commission Expires: 8/16/2024 (d/m/y)



Rocky Mountain Power Easement Description

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Thence East 5.00 feet;

Thence North 30.11 feet;

Thence North $89^{\circ}59'29''$ East 183.64 feet;

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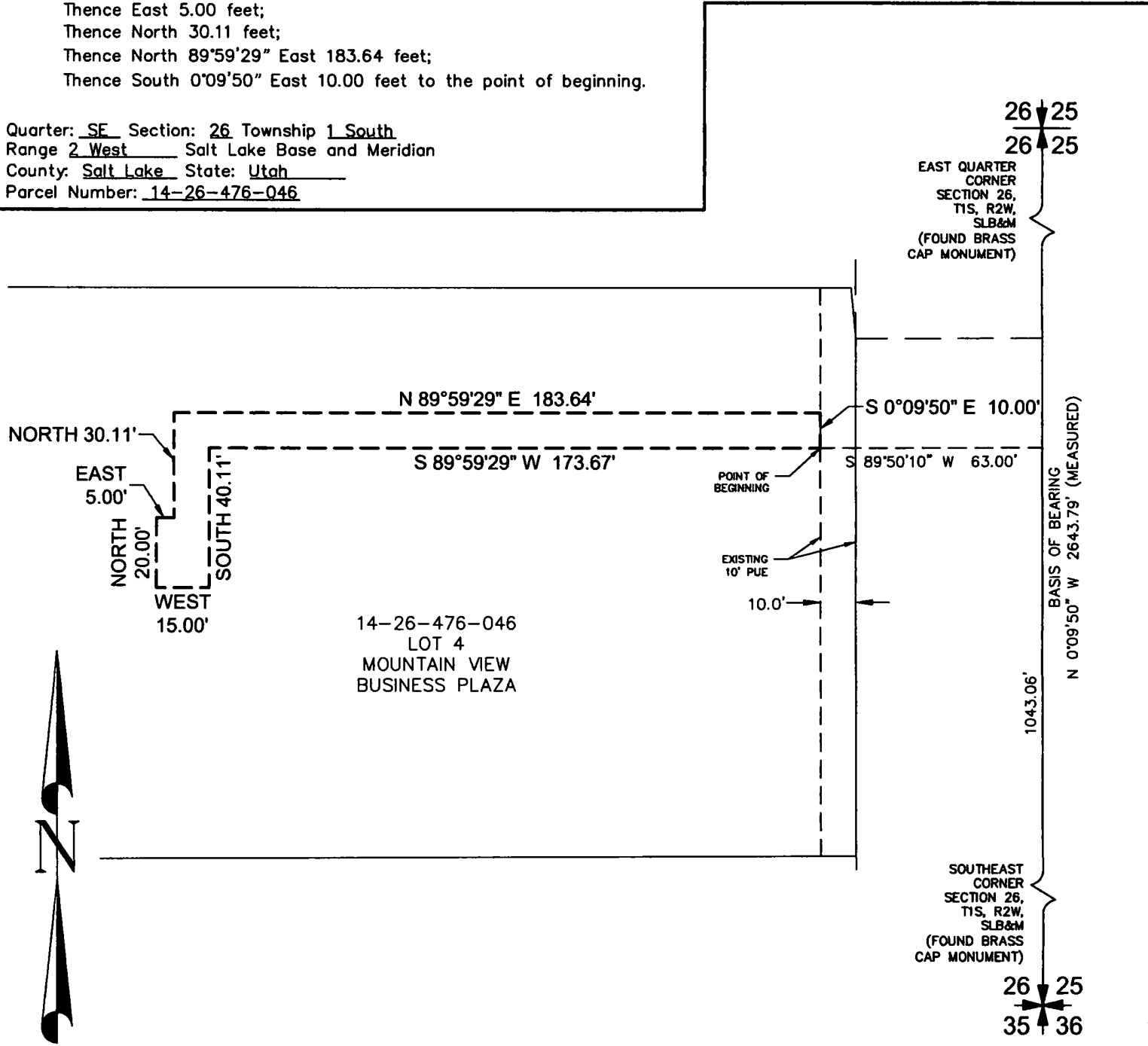
Property Description

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Quarter: SE Section: 26 Township 1 South
 Range 2 West Salt Lake Base and Meridian
 County: Salt Lake State: Utah
 Parcel Number: 14-26-476-046



CC#: _____ WO#: _____

LANDOWNER:
**AA APLINE STORAGE-
 WEST VALLEY CITY, LLC**

DRAWN BY:
DIAMOND LAND SURVEYING

EXHIBIT A

This drawing should be used only as a representation of the location of the easement being conveyed. The exact location of all structures, lines and appurtenances is subject to change within the boundaries of the described easement area.



BK 11111 PG 8067

SCALE: 1" = 40'