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RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
DEAN MORRELL
8056 S. 535 E.
SANDYY UTAH 84070
BY: JLA, DEPUTY - WI 3 P.

WHEN RECORDED RETURN TO:

Dean Morrell
8056 S. 535 E.
Sandy, UT 84070

GRANT OF UTILITY EASEMENT
(Effects Tax Parcel No. 15-21-402-042)

This Grant of Utility Easement (the "Easement"), is made this 15 day of September, 2020 by Dean R. Morrell and Doris Morrell (collectively, "Grantor") and 2419 Constitution LLC ("Grantee").

WHEREAS, Grantor is the owner of the real property located at 2411 South 2700 West, West Valley City, UT 84119 (the "Grantor Property"), situated in Salt Lake County, Utah, and more particularly described as follows:

A tract of land situate in the Southwest quarter of the Northeast quarter and the Northwest quarter of the Southeast quarter of Section 21, Township 1 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said tract are described as follows:

Beginning on the east line of 2700 West Street, at a point 50.0 feet South 89°53'21" East and 65.56 feet South 0°05'10" East from the Center of said Section 21; thence South 89°53'21" East 320.00 feet; thence North 0°05'10" West 65.56 feet; thence North 0°04'22" West 19.44 feet; thence North 0°04'22" West 85.00 feet; thence North 89°53'21" West 99.75 feet; thence South 0°04'40" East 85.00 feet; thence North 89°53'21" West 99.75 feet; thence North 89°53'21" West 120.26 feet; thence South 0°04'22" East 19.44 feet; thence South 0°05'10" East 65.56 feet to the point of beginning.

Tax Parcel No. 15-21-402-042

Grantor and Grantee enter into an agreement whereby the existing sewer lateral, which runs along the east border of the Grantor's property, shall be considered a common sewer lateral and shall be maintained, and kept in good condition. Each party shall be individually responsible for maintaining that portion of the sewer lateral from their foundation to the point where it joins the common lateral. The Grantor and Grantee will be equally responsible for the cost and expense of maintaining the common sewer lateral. In the event that damage to the common sewer lateral is the fault of any party of this agreement the party causing the damage shall be solely responsible for the cost of repairs.

NOW, THEREFORE, Grantor does hereby grant and establish a utility easement for the benefit of the Grantee for utility ingress and egress access to the Grantor Property (the "Easement Parcel").

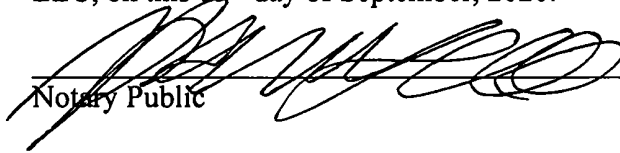
An eight-foot (8') easement running along the entirety of the easterly border of the Grantor Property.

TO HAVE AND TO HOLD the same unto the said Grantee, its successors and assigns, with the right of ingress and egress in said Grantee, its officers, employees, representatives, agents, and assigns to

Notary Acknowledgement

State of Utah)
 :SS
County of Salt Lake)

Subscribed and sworn to before me by Isaac Bundy the Manager of 2419 Constitution LLC, on this 15th day of September, 2020.

 (seal)

Notary Public



enter upon the above described property with such equipment as is necessary to install, maintain, operate, repair, inspect, protect, remove and replace said common sewer lateral. The Parties and its contractors performing any work shall restore Grantor's Property to condition existing prior to said entry.

This easement and right-of-way grant shall run with the land and shall be binding upon and inure the benefit of the successors and assigns of the Grantor and their successors and assigns and may be assigned in whole or in part by Grantee.

This Easement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute but one and the same instrument.

Executed this 15 day of September, 2020

GRANTOR:

Dean R. Morrell
Dean R. Morrell

Doris Morrell
Doris Morrell

GRANTEE:

2419 Constitution LLC

By: [Signature]
Name: Sandy
Title: Member - Manager

STATE OF UTAH)
COUNTY OF Salt Lake :ss.



Subscribed and sworn to before me by Dean R. Morrell and Doris Morrell, on this 15 day of September, 2020.

[Signature]
Notary Public

STATE OF UTAH)
COUNTY OF Salt Lake :ss.

Subscribed and sworn to before me by 2419 Constitution LLC, on this 15 day of September, 2020.

See Attached
Notary Public