

When recorded return to:
Snyderville Basin Sewer Improvement District
3060 West Rasmussen Road, Park City, Utah 84060

GRANT OF EASEMENT
(Corporate Form)

The *Willow Ranch Development Company*, A Utah corporation, organized and existing under the laws of the State of Utah, with its principal office at *1030 PARK AVE.*, Park City, County of Summit, State of Utah, Grantor, hereby CONVEYS AND WARRANTS to SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT, Grantee, its successors, and assigns, of Summit County, Utah for Good and Valuable Consideration, the right, privilege and authority to construct, operate, replace, repair and maintain sewers and pipes including all necessary fixtures under, across and upon the following-described real estate owned by Grantor situated in the County of Summit, State of Utah:

00427785 Bk00877 Pg00071-00073

See Exhibit "A"
Easement #

ALAN SPRIGGS, SUMMIT COUNTY RECORDER
1995 APR 10 10:22 AM FEE \$1.00 BY DMG
REQUEST: SNYDERVILLE BASIN SID

Said easement being the right to construct, operate, replace, repair and maintain sewer and pipes under or across said easement and a right of access thereto under or across the above-described tract of land along any reasonable route designated in writing by the Grantor thereof and accepted by the Grantee, or in the absence of such reasonable designation and acceptance, a reasonable right of access as designated by the Grantee, its agents, officers, or employees.

This Grant includes the right of the Grantee, its officers, agents and employees, to enter upon said real estate at any time for the purpose of exercising any of the rights herein granted; also the right to trim, clear or remove, at any time from the said easement any tree, brush, structure or obstruction of any kind of character whatsoever which, in the sole judgement of the Grantee may endanger the safety of or interfere with the operation and maintenance of said Grantee's facilities.

The Grantors covenant that, subject to liens and encumbrances of record at the date of this easement, it is the owner of the above-described land and has the right and authority to make and execute this Grant of Easement.

The officers who sign this Grant of Easement hereby certify that this Grant of Easement and the transfer represented thereby was duly authorized under a resolution duly adopted by the Board of Directors of the Grantor at a lawful meeting duly held and attended by a Quorum.

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In witness whereof, the Grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 4th day of April, A.D. 1995.

Attest:

By [Signature]
Secretary President

(Corporate Seal)

STATE OF UTAH)
COUNTY OF Summit) ss.

On the 4 day of April, A.D. 19 95, personally appeared before me and Richard Dudley who being by me duly sworn did say, each for himself, that he, the said Richard Dudley is the president, and he, the said _____ is the secretary of Willow Ranch Development Company, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its Board of Directors and said _____ and _____ each duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.

X Patricia L. Showalter
Notary Public

My Commission Expires: 4/1/97

Residing at: Park City, UT

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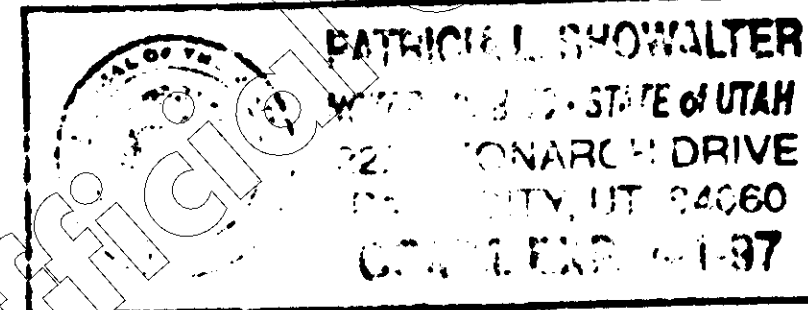


EXHIBIT "A"

**30' WIDE SBSID EASEMENT
ACROSS PINEBROOK OPEN SPACE PARCEL
(PINEBROOK COTTAGES SEWER)**

Beginning at a point South 1668.18 feet along the section line and East 980.15 feet from the East Quarter corner of Section 11, Township 1 South, Range 3 East, Salt Lake Base and Meridian; and running thence South 21° 51' 20" East 238.10 feet; thence South 68° 45' 24" West 30.00 feet; thence North 21° 51' 20" West 190.37 feet; thence North 10° 28' 00" East 56.11 feet to the point of beginning.

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