

WHEN RECORDED RETURN TO:

Lighthouse Cove Development, Inc.
PO Box 981014
Park City, UT 84098-1014

ENT 2120:2014 PG 1 of 6
Jeffery Smith
Utah County Recorder
2014 Jan 10 04:07 PM FEE 25.00 BY EO
RECORDED FOR Cottonwood Title Insurance Ag
ELECTRONICALLY RECORDED

Tax ID 16-003-0024
16-003-0033

GRANT OF EASEMENT

This Grant of Easement (this "Agreement") is made and entered into this 9 day of January, 2014, by **Land Solutions Partners – Harbor Point, LLC**, a Utah limited liability company ("Grantor"), to **Lighthouse Cove Development, Inc.**, a Utah corporation ("Grantee").

RECITALS

A. Grantor is the Owner of certain real property located in Utah County, Utah, which is described on Exhibit "A" attached hereto and incorporated herein by this reference ("Grantor's Property").

B. Grantee is the Owner of certain adjacent real property located in Utah County, Utah, which is described on Exhibit "B" attached hereto and incorporated herein by this reference ("Grantee's Property").

C. As a condition to Grantee selling Grantor's Property to Grantor, Grantor agreed to grant an easement to Grantee for the purpose providing pedestrian and vehicular access and utilities across Grantor's Property to and for the benefit of Grantee's Property.

GRANT OF EASEMENTS

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor agrees as follows:

1. Grantor hereby grants and conveys to Grantee and Grantee's tenants and invitees a non-exclusive perpetual easement on, over and across Grantor's Property, at the location described on Exhibit "C" attached hereto and incorporated herein by this reference (the "Easement") for the purpose of providing pedestrian and vehicular access and utilities across Grantor's Property to and for the benefit of Grantee's Property, as well as adjacent property at Grantee's discretion.

2. By November 14, 2014, Grantor shall pave the Easement and shall install on the Easement all utility pipes, wires and cables, including, without limitation, gas, electricity, phone, cable, water and sewer, of sizes sufficient to serve the future residents of Grantee's Property assuming a density comparable to 25 Lots on Grantor's Property.

3. Grantor shall be responsible for the costs and expenses incurred in connection with the installation, maintenance, repair and replacement of the improvements on the Easement.

CTIA 60910 7F

4. The Easement creates a servitude upon Grantor's Property in favor of Grantee's Property; is an appurtenance to Grantee's Property; may not be transferred, assigned or encumbered except as an appurtenance of Grantee's Property; and shall run to the benefit of the owners of all or any portion of Grantee's Property, their successors and assigns.

5. In the event the Easement is dedicated to the City of Saratoga Springs as a public road, the Easement shall automatically terminate without further action.

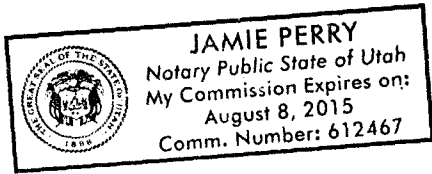
IN WITNESS WHEREOF, Grantor acknowledges that it has signed this Agreement on the date first written above.

Land Solutions Partners – Harbor Point, LLC,
a Utah limited liability company

By: [Signature]
Its: [Signature]

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 7th day of January, 2014, by [Signature], the Manager of Land Solutions Partners – Harbor Point, LLC, a Utah limited liability company, on behalf of said company.



[Signature]
NOTARY PUBLIC

EXHIBIT "A"
Grantor's Property

A PARCEL OF LAND LYING WITHIN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP MONUMENT MARKING THE NORTH 1/4 CORNER OF SAID SECTION 19; THENCE S 89°45'55" E 270.32 FEET; THENCE S 00°00'00" E 960.51 FEET TO THE POINT OF BEGINNING.

THENCE S 85°54'11" E 451.82 FEET; THENCE S 87°36'50" E 252.13 FEET; THENCE S 22°49'23" E 128.25 FEET; THENCE S 32°10'02" E 130.06 FEET; THENCE S 21°40'15" E 56.11 FEET; THENCE S25°14'55" E 121.60 FEET; THENCE S 64°45'05" W 164.50 FEET; THENCE S 25°14'55" E 517.01 FEET; THENCE S 76°36'14" W 108.08 FEET; THENCE S 64°45'05" W 6.23 FEET; THENCE S 64°45'05" W 56.00 FEET; THENCE S. 25°14'55" E 3.75 FEET; THENCE S 65°18'03" W 131.48 FEET; THENCE S 23°41'10" E 160.37 FEET; THENCE S 89°55'55" W 47.04 FEET; THENCE N 24°42'10" W 967.16 FEET; THENCE N 40°39'05" W 460.23 FEET TO THE POINT OF BEGINNING.

Portions of Tax Parcel Numbers: 16-003-0024 and 16-003-0033

EXHIBIT "B"
Grantee's Property

PARCEL 1:

Commencing at the North quarter corner of Section 19, Township 6 South, Range 1 East, Salt Lake Base and Meridian; thence South 00°04'55" West 1309.47 feet; thence North 89°50'52" East 1607.76 feet; thence North 00°09'08" West 200 feet; thence North 89°50'52" East 579.88 feet; thence North 29°08'04" West 57.14 feet; thence North 87°36'50" West 1437.67 feet; thence North 85°54'11" West 451.82 feet; thence North 38°00'29" West 310.1 feet; thence North 25°44'42" West 185.05 feet; thence North 00°01'50" West 152.34 feet; thence North 64°51'09" East 286.27 feet; thence North 20°05'21" West 292.27 feet; thence North 89°13'39" West 157.67 feet to the point of beginning.

PARCEL2:

Commencing South 00°01'22" West 1309.933 feet and North 89°50'52" East 575.594 feet from the North quarter corner of Section 19, Township 6 South, Range 1 East, Salt Lake Base and Meridian; thence North 89°50'52" East 2067.395 feet; thence North 89°50'52" East 154.09 feet; thence South 19°48'30" East 201.62 feet; thence South 32°24' West 205.85 feet; thence South 11°38'10" West 274.47 feet; thence South 17°21'20" East 213.54 feet; thence South 21°58'30" East 40.29 feet; thence South 89°41'47" West 1795.015, more or less; thence North 24°41'57" West 242.037 feet; thence North 24°56'42" West 539.23 feet; thence North 25°14'55" West 186.024 feet to the point of beginning.

PARCEL3:

Commencing at the East quarter corner of Section 19, Township 6 South, Range 1 East, Salt Lake Base and Meridian; thence North 00°01'14" East 429.142 feet; thence North 89°41'47" East 135.84 feet, more or less; thence South 21°58'30" East 155.70 feet; thence South 31°53'12" East 235.65 feet; thence South 20°25'45" East 89.14 feet; thence South 89°41'47" West 349.853 feet, more or less to the point of beginning.

SUBJECT TO an Agreement of Stipulation and Compromise Regarding Utah Lake Boundary, recorded January 25, 2000 as Entry No. 6713:2000 in the Utah County Recorder's office.

BUT EXCLUDING the following described property:

A PARCEL OF LAND LYING WITHIN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A BRASS CAP MONUMENT MARKING THE NORTH 1/4 CORNER OF SAID SECTION 19; THENCE S 89°45'55" E 270.32 FEET; THENCE S 00°00'00" E 960.51

FEET TO THE POINT OF BEGINNING.

THENCE S 85°54'11" E 451.82 FEET; THENCE S 87°36'50" E 252.13 FEET; THENCE S 22°49'23" E 128.25 FEET; THENCE S 32°10'02" E 130.06 FEET; THENCE S 21°40'15" E 56.11 FEET; THENCE S25°14'55" E 121.60 FEET; THENCE S 64°45'05" W 164.50 FEET; THENCE S 25°14'55" E 517.01 FEET; THENCE S 76°36'14" W 108.08 FEET; THENCE S 64°45'05" W 6.23 FEET; THENCE S 64°45'05" W 56.00 FEET; THENCE S. 25°14'55" E 3.75 FEET; THENCE S 65°18'03" W 131.48 FEET; THENCE S 23°41'10" E 160.37 FEET; THENCE S 89°55'55" W 47.04 FEET; THENCE N 24°42'10" W 967.16 FEET; THENCE N 40°39'05" W 460.23 FEET TO THE POINT OF BEGINNING.

EXHIBIT "C"**Description of Easement**

A PARCEL OF LAND LYING WITHIN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 6 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP MONUMENT MARKING THE NORTH 1/4 CORNER OF SAID SECTION 19; THENCE S 89°45'55" E 641.16 FEET; THENCE S 00°00'00" E 1462.55 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF REDWOOD ROAD, SAID POINT BEING THE POINT OF BEGINNING.

THENCE N 64°45'05" E 505.70 FEET; THENCE S 21°40'15" E 20.04 FEET; THENCE S 64°45'05" W 504.64 FEET MORE OR LESS TO THE EASTERLY RIGHT-OF-WAY OF SAID REDWOOD ROAD; THENCE ALONG SAID RIGHT-OF-WAY N 25°42'10" W 20.00 FEET TO THE POINT OF BEGINNING.