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03/03/98 2:18 PM 16.00  
NANCY WORKMAN  
RECORDER, SALT LAKE COUNTY, UTAH  
MERIDIAN TITLE  
REC BY: V ASHBY DEPUTY - WI

When Recorded Return to  
Dick Robert Andersen II  
7060 W. Rose Canyon Rd.  
Riverton, UT 84065

6880497

MTC File No. 58212.East2

## EASEMENT AND RIGHT OF WAY AGREEMENT

This Right of Way Agreement is made this 12 day of February, 1998, by and between Dick Robert Andersen II and Nedra Ann Andersen, (herein Andersens); and Ruel J. Alder and Tamura R. Alder (herein Alders). For good and valuable consideration the adequacy of which is hereby acknowledged the parties hereto understand and agree as follows:

1. The Andersens are the owners of the following described property located in Salt Lake County, Utah:

Beginning at a point North 89 degrees 54'47" East 561.250 feet and North 0 degrees 13'41" East 333.624 feet from the Southwest corner of Section 3, Township 4 South, Range 2 West, Salt Lake Base and Meridian, and running thence North 0 degrees 13'41" East 318.180 feet; thence North 89 degrees 56'11" East 715.719 feet; thence South 0 degrees 07'31" West 318.178 feet; thence South 89 degrees 56'11" West 716.290 feet to the point of beginning. (Salt Lake County Tax Parcel Number 32-03-300-014.)

2. The Alders are the owners of the following described property located in Salt Lake County, Utah:

Beginning at a point North 89 degrees 54'47" East 561.250 feet from the Southwest corner of Section 3, Township 4 South, Range 2 West, Salt Lake Base and Meridian, and running thence North 0 degrees 13'41" East 333.624 feet; thence North 89 degrees 56'11" East 716.29 feet; thence South 0 degrees 07'31" West 90.053 feet; thence South 20 degrees 00'00" West 259.031 feet; thence South 89 degrees 54'47" West 628.828 feet to the point of beginning. (Salt Lake County Tax Parcel Number 32-03-300-015.)

3. The Andersens and the Alders share, at least in part, the use of a common private road way commonly known as 7015 West which runs North from Rose

BK7898PG1522

Canyon Road along the Easterly Boundary of Alders' and Andersens' Properties, which roadway is located in Salt Lake County, Utah, herein referred to as the Private Road.

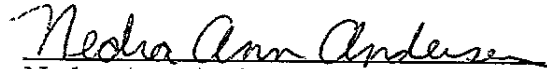
4. Each of the undersigned parties acknowledges the rights of the other parties to use said private Road for access, ingress, egress, and public utilities and desire to put said agreement in writing.

5. NOW, THEREFORE, in consideration of the premises, each of the undersigned does hereby grant to each of the other parties hereto an easement and right of way of access, ingress, egress and public utilities over, under and across a 50 foot private road, being 25 feet on each side of the following described centerline:

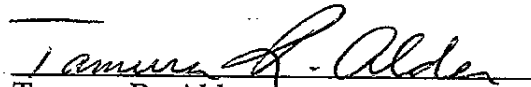
Beginning at the Northeast corner of the Anderson property as described above which point is North 89 degrees 54'47" East 561.250 feet; and North 0 degrees 13'41" East 333.624 feet; and North 0 degrees 13'41" East 318.180 feet; and North 89 degrees 56'11" East 715.719 feet from the Southwest corner of Section 3, Township 4 South, Range 2 West, Salt Lake Base and Meridian and running thence South 0 degrees 07'31" West 460 more or less, to the center of Rose Canyon Road.

6. This Agreement shall be binding upon the heirs, successors and assigns of the respective parties.

  
Dick Robert Andersen II

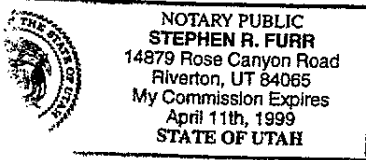
  
Nedra Ann Andersen

  
Ruel J. Alder

  
Tamura R. Alder

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

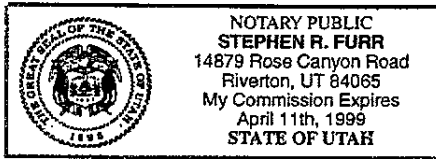
The foregoing instrument was acknowledged before me this 12 day of February, 1998 by Dick Robert Andersen II and Nedra Ann Andersen.



*Stephen R. Furr*  
NOTARY PUBLIC

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

The foregoing instrument was acknowledged before me this 12 day of February, 1998 by Ruel J. Alder and Tamura R. Alder.



*Stephen R. Furr*  
NOTARY PUBLIC