

Return to
World Enterprises
4/11
4111 E. Broadway #111
SLC UT 84111

SIGN EASEMENT

THIS SIGN EASEMENT is made and entered into this 6th day of July, 1994 by ASSET NETWORK OF AMERICA, a Utah corporation ("Grantor") in favor of WORLD ENTERPRISES, INC., a Nevada corporation ("Grantee").

RECITALS

A. Grantor, as of the date hereof, has acquired ownership of a certain parcel of real property located in Salt Lake City, Utah and described on Exhibit "A" attached hereto (the "Servient Parcel").

B. Grantee is the owner of a certain parcel of real property located in Salt Lake County, Utah and described on Exhibit "B" attached hereto (the "Dominant Parcel").

C. Grantor desires to convey to Grantee an easement on a portion of the Servient Parcel to facilitate the continued existence and maintenance of an existing monument sign on the Servient Parcel (the "Monument Sign") for the benefit of the Dominant Parcel, all as described in this Grant of Easement.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee hereby agree as follows:

1. Grant of Easement. Grantor hereby grants to Grantee an easement for the location of a Monument Sign on the Servient Parcel in the location depicted on Exhibit "C" attached hereto, together with the right of ingress and egress for the purposes described in the balance of this paragraph and in paragraph 2 below. The parties acknowledge that the Monument Sign is in existence as of the date hereof and that the easement being granted hereby is subject to the limitation that Grantee shall have no right to increase the size, alter or modify the Monument Sign other than altering the lettering thereon from time to time as Grantee may elect.

2. Use and Maintenance. It is understood that Grantee takes this easement for the Monument Sign subject to the following obligations and limitations:

(a) Grantee shall use the Monument Sign only for advertising purposes for the Dominant Parcel. It is understood as a result hereof, that the benefits of this easement shall run with the land relative to the Dominant Parcel.

(b) Grantee shall be obligated to maintain the Monument Sign in all respects and in good repair.

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3. Term. The term of the easement granted herein shall be perpetual.

4. Successor Benefits. This Sign Easement shall be binding upon and inure to the benefit of the heirs, successors, assigns and legally appointed representatives of the parties hereto, except as specifically provided herein to the contrary.

5. Warranty of Authority. Each party executing this Grant of Easement hereby warrants that he has authority to accomplish the matters set forth in this Grant of Easement.

IN WITNESS WHEREOF, the parties have executed this Grant of Easement as of the date first above-written.

"GRANTOR"

ASSET NETWORK OF AMERICA, INC.,
a Utah corporation

By: [Signature]
Its: SALVADOR J. TRASVERA

"GRANTEE"

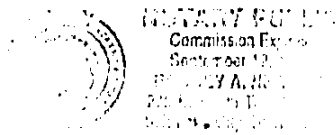
WORLD ENTERPRISES, INC.,
a Nevada corporation

By: [Signature]
Its: President

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

On this 6th day of July, 1994, personally appeared before me Thomas W. Kirk, who being duly sworn did say, that he is the Sec/Treasurer of Asset Network of America, Inc., a Utah corporation, the signer of the foregoing instrument, and the said Thomas W. Kirk duly acknowledged to me that he executed the foregoing instrument on behalf of Asset Network of America, Inc. by authority of its by-laws or a resolution of its Board of Directors.



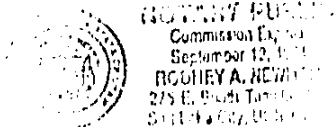
Rodney A. Newman
Notary Public
Residing at: SLE 47

My Commission Expires:

9-12-94

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

On this 6 day of July, 1994, personally appeared before me Elden Kingston, who being duly sworn did say, that he is the President of World Enterprises, Inc., a Nevada corporation, which is the signer of the foregoing instrument, and the said Elden Kingston duly acknowledged to me that he executed the foregoing instrument on behalf of World Enterprises, Inc. by authority of its by-laws or a resolution of its Board of Directors.



Rodney A. Newman
Notary Public
Residing at: _____
My Commission Expires: _____

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EXHIBIT "A"

BEGINNING at a point on the South right-of-way line of 5400 South Street, said point being South 89.754 feet and East 1069.31 feet from the North quarter corner of Section 15, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running thence South $86^{\circ}58'30''$ East along said South right-of-way line 82.61 feet to a point of a 23,108.30 foot radius curve to the left, thence along said South right-of-way line and arc of said curve to the left 142.526 feet to a point on the West right-of-way line of 1500 West Street, thence South along said West right-of-way line 199.953 feet to a point on the North line of a 40.00 foot wide right-of-way, Entry No. 4715100 in Book 6089 at Page 2818 of the Official Records, thence West along said North right-of-way line 224.845 feet; thence North 211.393 feet to the South right-of-way line of said 5400 South Street and the point of BEGINNING.

Contains 1.06 acres.

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EXHIBIT "B"

PARCEL 1

Beginning at a point which is South 100 feet, more or less, and East 1069.331 from the North Quarter corner of Section 15, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running thence East 82.61 feet, thence Easterly along a curve to the right 142.526 feet to the West line of 1500 West Street; thence South 202.46 feet; thence South 1 deg. 38'12" East 175.071 feet; thence South 819.59 feet; thence Southwesterly along a curve to the right 39.22 feet to the North line of 5600 South Street; thence South 89 deg. 53'12" West 376 feet; thence North 99 feet; thence West 40.097 feet; thence North 465.34 feet; thence North 44 deg. 11'34" East 50.21 feet; thence East 106.415 feet; thence North 45 deg. East 98.995 feet; thence North 563.973 feet to the point of beginning.

PARCEL 2

Beginning at a point which is South 1334.655 feet, more or less, and East 857.939 feet from the North Quarter corner of said Section 15; and running thence North 99 feet; thence East 40.097 feet, more or less, to the West line of said Parcel 1 thence South 99 feet; thence West 40.097 feet to the point of beginning.

Less and excepting property described below.

BEGINNING at a point on the South right-of-way line of 5400 South Street, said point being South 89.754 feet and East 1069.31 feet from the North quarter corner of Section 15, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 86°58'30" East along said South right-of-way line 82.61 feet to a point of a 23,108.30 foot radius curve to the left, thence along said South right-of-way line and arc of said curve to the left 142.526 feet to a point on the West right-of-way line of 1500 West Street, thence South along said West right-of-way line 199.953 feet to a point on the North line of a 40.00 foot wide right-of-way, Entry No. 4715100 in Book 6089 at Page 2818 of the Official Records, thence West along said North right-of-way line 224.845 feet; thence North 211.393 feet to the South right-of-way line of said 5400 South Street and the point of BEGINNING.

Contains 1.06 acres.

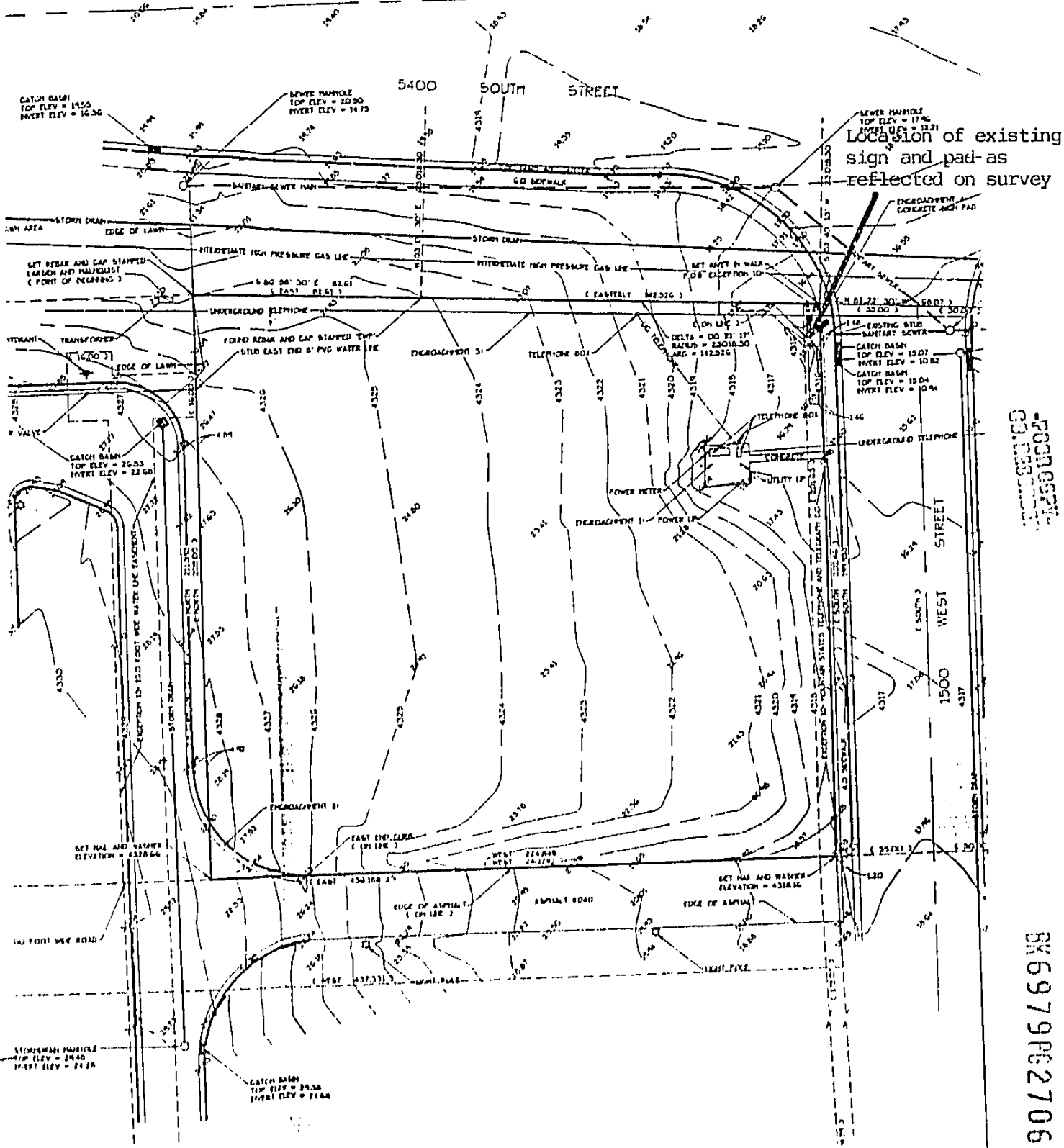
-P0085071-
63. RECORDS

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EXHIBIT "C"

Drawing extracted from survey certified by M. Carl Larsen, Larsen & Malmquist, Inc.,
Job No. 02863-945 and dated June 7, 1994.

C N 89 53' 30" E 2644.36 44 P 3
N 89 53' 30" E 2644.00 MEASURED BASIS OF BEARRIGS



PROCESSED
G.O. 1088888888

BK 6979 PG 2706



AG 2707

5872888
07/13/94 11:40 AM 23.00
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
METRO NATIONAL TITLE
REC BY: B GRAY , DEPUTY - WI

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