

UT PART OH-8/94

PN 01051826
August 13, 1996
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EASEMENT

1r.

MOUNTAIN VIEW ORCHARDS, a GENERAL partnership doing business in the State of Utah, Grantor, hereby conveys, warrants and grants to PacifiCorp, an Oregon corporation, dba Utah Power & Light Company, whose principal place of business is located at 1407 West North Temple, Salt Lake City, Utah, its successors in interest and assigns, Grantee, for the sum of Ten Dollars (\$10.00) and other valuable consideration, a perpetual easement and right of way for the erection, operation, maintenance, repair, alteration, enlargement, inspection, relocation and replacement of electric transmission and distribution lines, communications circuits, fiber optic cables and associated facilities, and one pole and no guy anchors, with the necessary stubs, crossarms, braces and other attachments affixed thereto, for the support of said lines and circuits, on, over, under and across real property located in Utah County, Utah, described as follows:

A right of way 6 feet in width, being one (1) foot north and 5 feet south of the following described survey line:

Beginning at a pole in an existing powerline on the Grantor's land at a point 1420 feet south and 1026 feet east, more or less, from the north one quarter corner of Section 1, T. 10 S., R. 1 E., S.L.M., thence S.89°39'E. 177 feet to the northeasterly boundary fence of said land, said boundary fence also being the southwesterly right of way fence of a frontage road, and being in the SW1/4 of the NE1/4 of said Section 10.

Beginning at the northwesterly boundary fence of the Grantor's land, said boundary fence also being the southeasterly right of way fence of a frontage road, at a point 1435 feet south and 1306 feet west, more or less, from the northeast corner of Section 1, T. 10 S., R. 1 E., S.L.M., thence S.89°39'E.



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APPROVED AS TO DESCRIPTION
RB

202.5 feet to the east boundary fence of said land and being in the SE1/4 of the NE1/4 of said Section 1.

Together with all rights of ingress and egress necessary or convenient for the full and complete use, occupation and enjoyment of the easement hereby granted, and all rights and privileges incident thereto, including the right to cut and remove timber, trees, brush, overhanging branches and other obstructions which may injure or interfere with the Grantee's use, occupation or enjoyment of this easement.

WITNESS the hand(s) of the Grantor(s) this 4th day of September, 1996.

Mountain View Orchards
Partnership

By [Signature]
Partner

By _____
Partner

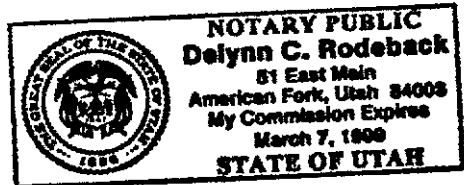
STATE OF UTAH)
) :ss.
COUNTY OF UTAH)

On the 4th day of SEPTEMBER, 1996, personally appeared before me, PAUL R. SORENSEN, who being by me duly sworn, did say that he is a partner of MOUNTAIN VIEW ORCHARDS, and that said instrument was signed in behalf of said partnership.

My Commission expires:
MARCH 7, 1999

Delynn C. Rodeback
Notary Public

Residing at AMERICAN FORK, UTAH



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STATE OF UTAH)
)
) :ss.
COUNTY OF _____)

On the _____ day of _____, 19____,
personally appeared before me, _____,
who being by me duly sworn, did say that he is a partner of
_____, and that said instrument was
signed in behalf of said partnership.

My Commission expires:

Notary Public

Residing at _____

Description Approved APB