

SECURITY TITLE CO.

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1986 JUL -2 PM 3:58

Order No. 85134

EASEMENT AND RIGHT OF WAY **1126**

CAROL DEAN PAGE  
DAVIS COUNTY RECORDER  
DEPUTY of Kaysville, DEPT. 411 FEE \$5.00

GEORGE E. TALBOT and MARY E. SHERNER TALBOT, husband and wife, grantors of EN PT AB Utah, HEREBY GRANT AND CONVEY unto PETER MICHAEL TALBOT, grantee, of 1327 East 200 North, Fruit Heights, Utah 84037, for the sum of \$10.00 and other good and valuable considerations, an easement and right of way as hereinafter described over and across a tract of land described as follows:

SW 25-4N-1W

A perpetual easement and right of way, 60.0 feet in width, for road purposes to be used in common between the grantors, grantees, and their successors and assigns, for road purposes, utilities, ingress and egress, the Northerly line of which 60.0 foot strip of land is described as follows: Beginning on the East line of a frontage road, 155.0 feet perpendicularly distant Easterly from the Center line of the Survey of a Highway, at a point South 89°50'45" East 161.6 feet along the Section line and South 0°26' West 3144.70 feet and North 82°40' East 170.4 feet, more or less, and Southerly 122.8 feet along said road along the arc of a 22,763.31 foot radius curve from the Northwest corner of Section 25, Township 4 North, Range 1 West, Salt Lake Meridian, and running thence Easterly to intersect a point on the boundary of the grantee's land which is South 89°46' East 161.6 feet and South 0°26' East 3144.70 feet and North 82°40' East 1132.4 feet (to the Quarter Quarter Section line) and South 0°18' West 203.72 feet and South 83°40' West 211.50 feet and South 82°40' West 94.54 feet from the Northwest corner of said Section 25.

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RESERVING UNTO THE GRANTOR the right to relocate the said easement and right of way to such a location as grantor, or either of them, may desire, however with the stipulation that such access shall be granted to grantee and will continue to serve grantees' property with suitable access for the purposes herein recited. Grantors are providing said right of way, but in no way shall this provision be construed as an obligation of grantors, or either of them, to grade, maintain, or improve said right of way now, or in the future, except at the option of grantor, their successors or assigns. Neither party, nor their successors or assigns, shall erect or maintain any fences over or along any side of said right of way and easement.

The grantors, as a part of the consideration for the granting of this easement, do hereby request a notice of default on any Trust Deed which may be executed by the Grantee, or his successors or assigns, which may include the right to use and utilize said right of way and easement.

WITNESS the hands of said grantors this 29 day of January, A.D. 1986.

George E. Talbot  
GEORGE E. TALBOT

Mary E. Sherner Talbot  
MARY E. SHERNER TALBOT

STATE OF UTAH - X

COUNTY OF DAVIS X

On the 29 day of January, A.D. 1986, personally appeared before me GEORGE E. TALBOT and MARY E. SHERNER TALBOT, the signers of the within instrument, who duly acknowledged to me that they executed the same.

Ernest R. Little  
NOTARY PUBLIC  
Residing at: Kaysville, Utah  
My Com. Expires: Nov 19, 1986