

GRANT OF EASEMENT

This Grant of Easement (this "Easement") dated August 1, 2019, is made by and between Comcast Cable Communications Management, LLC, with an address of 8000 E Iliff Ave, Denver CO 80231 its successors and assigns, hereinafter referred to as "Grantee" and Colony Farms Homeowners Association, with an address of 1192 E Draper Parkway #604, Draper, Utah 84020 hereinafter referred to as "Grantor."

The Grantor and the Grantee are parties to a(n) Installation and Services Agreement dated August 1, 2019, pursuant to which the Grantee provides certain broadband communications services to the Premises described below.

In consideration of One Dollar (\$1.00), the Grantor(s), owner(s) of the Premises described below, hereby grant(s) to the Grantee, its successors and assigns, a non-exclusive easement in gross and right-of-way to construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove at any time and from time to time a broadband communications system (hereinafter referred to as the "Company Wiring") consisting of wires, underground conduits, cables, pedestals, vaults, and including but not limited to above ground enclosures, markers and concrete pads or other appurtenant fixtures and equipment necessary or useful for distributing broadband services and other like communications, in, on, over, under, across and along that certain real property (the "Premises") located at 2600 S 7200 W, Magna, UT 84044 in Salt Lake County, Utah described as follows:

LEGAL DESCRIPTION: (See Attached)

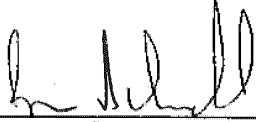
The Grantor(s) agree(s) for itself and its heirs and assigns that the Company Wiring on the Premises shall be and remain the personal property of the Grantee and may not be altered, obstructed or removed without the express written consent of the Grantee. The Grantee, and its contractors, agents and employees, shall have the right to trim or cut trees and/or roots which may endanger or interfere with said Company Wiring and shall have free access to said Company Wiring and every part thereof, at all times for the purpose of exercising the rights herein granted; provided, however, that in making any excavation on said Premises of the Grantor, the Grantee shall make the same in such manner as will cause the least injury to the surface of the ground around such excavation, and shall replace the earth so removed by it and restore the area to as near the same condition as it was prior to such excavation as is practical. This Easement shall run with the land for so long as the Grantee, its successors or assigns provides broadband service to the Premises.

IN WITNESS WHEREOF, the parties hereto have caused this Easement to be executed by their duly authorized representatives as of the date first written above.

GRANTOR

WITNESS/ATTEST:

Colony Farms Homeowners Association


By: 
Name: BRIAN SCHNELL
Title: DIRECTOR


Name: _____

GRANTEE

ATTEST:


Comcast Cable Communications Management, LLC

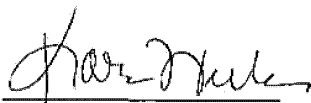

Name: MARGE LOBER

By: 
Name: Amy M. Lynch
Title: Regional Senior Vice President -
Cable Management

STATE OF Utah)
) ss.
COUNTY OF Utah)

The foregoing instrument was acknowledged before me this 14 day of June, 2019 by Brian Schnell, the Director of Colony Farms Homeowners Association, on behalf of said entity. He/she is personally known to me or has presented Photo I.D./License (type of identification) as identification and did/did not take an oath.

Witness my hand and official seal.

KAREN WEEKS
NOTARY PUBLIC • STATE OF UTAH
My Commission Expires August 1, 2019
COMMISSION NUMBER 684011


Karen Weeks, Notary Public
(Print Name)

My commission expires: 8-1-2019

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ___ day of _____, 201__ by Richard C Jennings, the Regional Senior Vice President, Cable Management of Comcast Cable Communications Management, LLC, on behalf of said entity. He/She is personally known to me or has presented _____ (type of identification) as identification and did/did not take an oath.

Witness my hand and official seal.

Notary Public
(Print Name)

My Commission expires: _____


STATE OF Colorado)

)ss.

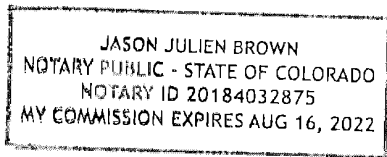
COUNTY OF Arapahoe)

The foregoing instrument was acknowledged before me this 33rd day of September, 2017 by Amy M. Lynch, the Regional Senior Vice President, Cable Management of Comcast Cable Communications Management, LLC, on behalf of said entity. She is personally known to me or has presented _____ (type of identification) as identification and did not take an oath.

Witness my hand and official seal.


Jason Brown Notary Public

My Commission Expires: 8.16.2022



LEGAL DESCRIPTION

[see attached]

LEGAL DESCRIPTION

Parcel ID – 14214020040000

Legal Description:

BEG S 0°09'19" E 557.95 FT & S 89°48'20" W 70 FT & S 40°16'39" E 30 FT & S 0°09'19" E 38.50 FT & S 2°16'53" E 244.01 FT FR E 1/4 COR SEC 21, T1S, R2W, SLM; S 2°16'53" E 43.49 FT; S 0°09'19" E 916.75 FT; S 89°56'27" W 670.15 FT; S 0°09'19" E 325 FT; S 89°56'27" W 1943.25 FT; N 0°05'16" E 824.91 FT; S 89°56'17" W 165.86 FT; N 0°05'28" E 1169.34 FT; N 89°58'30" E 363.42 FT; S 0°01'28" E 153.98 FT; N 89°58'32" E 200 FT; N 0°01'28" W 153.98 FT; N 89°58'30" E 241.19 FT; SE'LY ALG 5699.60 FT RADIUS CURVE TO R, 356.37 FT (CHD S 88°14'02" E); S 0°09'13" E 1120.27 FT; N 89°56'19" E 341.06 FT; N 0°02'01" W 1088.23 FT; S 83°21'57" E 464.45 FT; SE'LY ALG 447.46 FT RADIUS CURVE TO R, 216.15 FT (CHD S 69°31'38" E); S 55°41'19" E 252 FT; SE'LY ALG 507.46 FT RADIUS CURVE TO L, 48.29 FT (CHD S 58°24'53" E); S 28°12'24" W 96.82 FT; S 0°00'17" W 283.78 FT; N 89°50'41" E 401.51 FT TO BEG.