

WHEN RECORDED RETURN TO:

TerraForm Companies, LLC  
2231 East Murray-Holladay Road  
Salt Lake City, Utah 84117

ENT 19479:2014 PG 1 of 4  
Jeffery Smith  
Utah County Recorder  
2014 Mar 25 09:24 AM FEE 18.00 BY CLS  
RECORDED FOR National Title Agency of Utah  
ELECTRONICALLY RECORDED

STATE OF UTAH

COUNTY OF UTAH

### GRANT OF SEWER EASEMENT

**THIS INDENTURE** is made this 7<sup>th</sup> day of March, in the year 2014 by and between Jian Xing Family, LLC ("**Grantor**") and Terraform Companies, LLC ("**Grantee**").

**WITNESSETH**, that, for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and the benefits to be conferred on Grantor's property, Grantor, and for and on behalf of his, her, its or their heirs, administrators, executors, successors and assigns and for and on behalf of anyone claiming by, through or under Grantor, hereby grants unto the Grantee and his, her, its or their heirs, administrators, executors, successors and assigns, a non-exclusive, perpetual easement in, on, over, upon, across, under and through the following described property (the "Easement Area"):

The rights, benefits, privileges, and easements granted herein are for the purpose of the use, replacement, reconstruction, maintenance and repair, and the non-exclusive use and enjoyment of, an underground sanitary sewer line and all appurtenant facilities to transport liquid and solid waste together with the right to perform such excavation, grading, and general earth disturbing activities necessary or incidental thereto, and together with all rights, members and appurtenances to said easement and right of way in any way appertaining or belonging. The easements granted herein shall include all rights, benefits, privileges, and easements necessary or convenient for the full enjoyment and use of the Easement Area for the purposes described herein and shall include the necessary easements and rights for ingress and egress over the Easement Area and the right to cut away and keep clear, remove and dispose of all trees and to remove and dispose of all obstructions now on the Easement Area by the Grantor or any person, which removal is necessary for the Grantee's use of the Easement Area; provided, however, that the Grantee shall restore the surface area and all permitted landscaping, paving and other permitted improvements to the same condition as existed before such disturbance of the surface area; and, further provided that, if the affected area within the Easement Area is natural and has not been improved with landscaping, such areas shall be returned to their original state prior to any construction.

Except for the rights, privileges, benefits and easements granted herein, Grantor reserves unto itself all rights of ownership and use to the easement area not inconsistent herewith; provided that such uses shall not interfere with the proper operation, maintenance and repair to the sewer line and facilities.

The easement granted herein shall run with and bind the land, benefiting the Grantee's property, and burdening the Grantor's property of which the Easement Area is a part.

**TO HAVE AND TO HOLD** said easement unto Grantee and its successors and assigns so long as the property described herein is used for the purpose designated above.

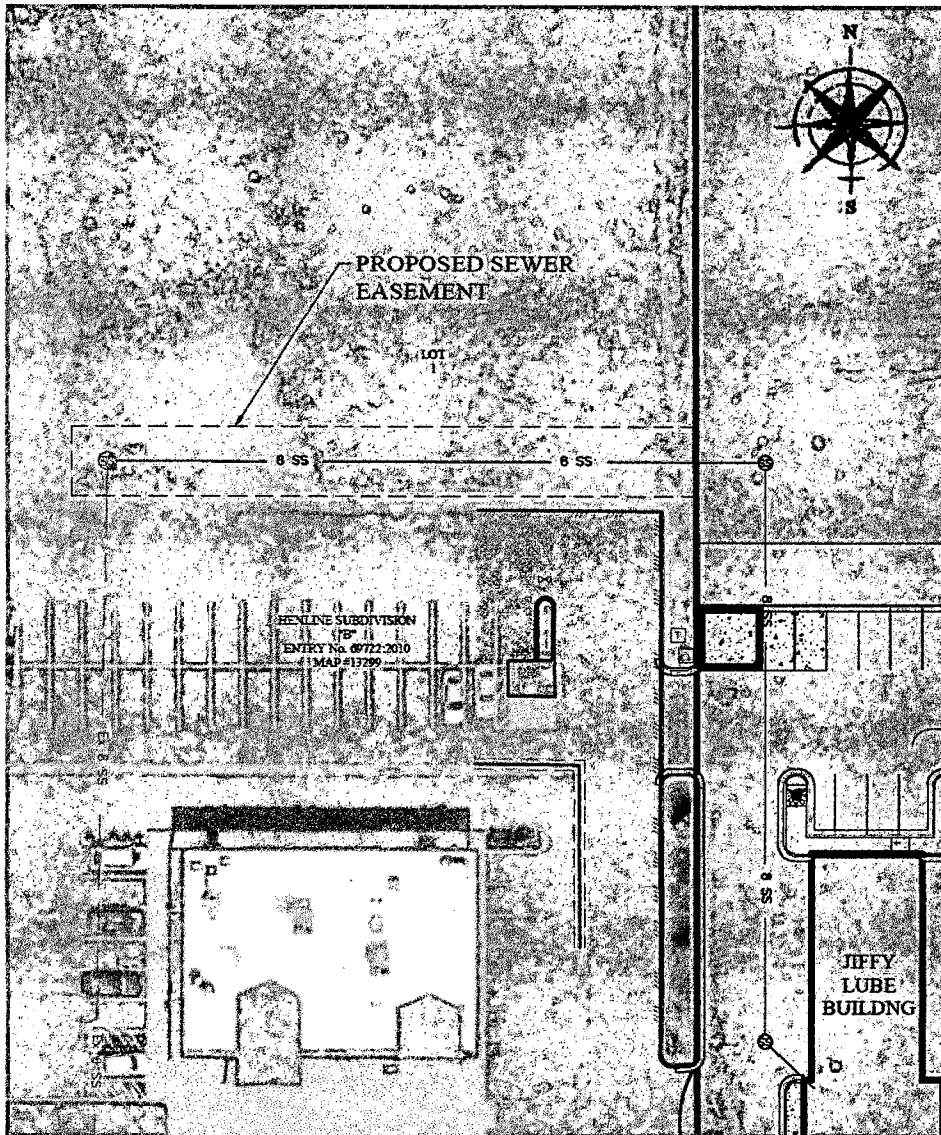
**EXHIBIT A**

**Description of Easement Area**

A 20.00 foot wide sewer easement located in the SE1/4 of Section 18, T9S, R2E, S.L.B.& M., Payson, Utah, more particularly described as follows:

Beginning at a point located S0°07'05"E along the lot line 173.03 feet from the northeast corner of Lot 1, Plat "B", HENLINE Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence S0°07'05"E along said lot 20.00 feet; thence N89°59'26"W 176.00 feet; thence N0°00'34"E 20.00 feet; thence S89°59'26"E 175.96 feet to the point of beginning.

Contains: 3,520+/- s.f.



**Exhibit B**

**Description of Grantor Parcel**

Lot 1, Plat B of the Henline Subdivision

Tax Parcel No. 41-736-0001

**Exhibit C**

**Description of Grantee Parcel**

Lot 1, Plat D of the Gateway Town Center Subdivision

Tax Parcel No. 40-464-0001

**This document is being recorded solely as a courtesy and an accommodation to the parties named herein. National Title Agency of Utah, Inc. hereby expressly disclaims any responsibility or liability for the accuracy or the content thereof.**

DATED this 7<sup>th</sup> day of March, 2014.

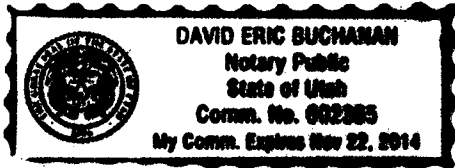
GRANTOR:

*[Signature]*

STATE OF UTAH )  
 )ss:  
COUNTY OF UTAH )

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of March, 2014, by D. Eric Buchanan.

*[Signature]*  
Notary Public



Comm. No. 602385  
EXPIRES NOV. 22, 2014