



WHEN RECORDED RETURN TO:

Steven W. Bennett, Esq.
Bennett Tueller Johnson & Deere
3165 East Millrock Drive, Suite 500
Salt Lake City, Utah 84121

ENT 48007:2015 PG 1 of 5
JEFFERY SMITH
UTAH COUNTY RECORDER
2015 Jun 02 4:31 PM FEE 18.00 BY ED
RECORDED FOR STS PROPERTIES

Parcel Nos. 14:053:0142
14:050:0051

SHARED ACCESS EASEMENT

This SHARED ACCESS EASEMENT (this "*Easement*") is made by STS PROPERTIES, LLC ("*East Parcel Owner*"), as the record owner of the real property more particularly described on Exhibit A attached hereto (the "*East Parcel*"), in favor of the current and future record owners ("*West Parcel Owners*") of the real property more particularly described on Exhibit B attached hereto (the "*West Parcel*").


NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the East Parcel Owner hereby grants to the West Parcel Owners, and their successors and assigns of record, for the use and benefit of West Parcel Owners and their agents, employees, representatives, contractors, tenants, licensees and invitees, a non-exclusive perpetual easement (the "*Access Easement*") of access, both pedestrian and vehicular, over and across that portion the East Parcel described on Exhibit C attached hereto (the "*Access Easement Area*") for the sole purposes of obtaining ingress to and egress from the West Parcel.

This Easement is not intended, and shall not be construed, to create any third party beneficiary rights in or for the benefit of any person other than as specifically provided. Nothing contained in this Easement shall be deemed to be a gift or dedication of any portion of any property to or for the general public or for any public purpose whatsoever. The Access Easement shall be strictly limited to and for the purposes expressed herein.

This Easement, together with all exhibits hereto, constitutes the entire agreement and the only obligation of the East Parcel Owner with respect to the Access Easement. The East Parcel Owner shall have no specific obligations of maintenance, repair, or replacement, or any liability with respect to the use of the Access Easement whatsoever. This Easement shall run with the land and shall be binding upon and inure to the benefit of the East Parcel Owner and the West Parcel Owners and their respective heirs, legal and personal representatives, successors, and assigns.

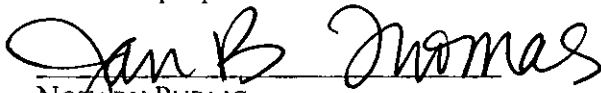
IN WITNESS WHEREOF, the East Parcel Owner has executed this Easement, by their duly authorized representatives, as of _____, 2015.

STS PROPERTIES, LLC

BY  _____
THOMAS D. STUART, Manager

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

On the 19 day of May, 2015, personally appeared before me THOMAS D. STUART, the manager of STS PROPERTIES, LLC, who acknowledged to me that he executed the foregoing instrument on behalf of STS PROPERTIES, LLC, by appropriate authority, and that the document was the act of the STS PROPERTIES, LLC for its stated purpose.



NOTARY PUBLIC

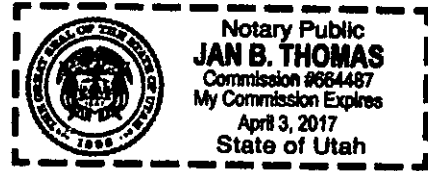


EXHIBIT A

LEGAL DESCRIPTION OF EAST PARCEL

EXHIBIT B

LEGAL DESCRIPTION OF WEST PARCEL

EXHIBIT C

LEGAL DESCRIPTION OF ACCESS EASEMENT AREA

BEGINNING AT A POINT BEING ON THE SOUTH LINE OF THAT CERTAIN WARRANTY DEED ENTRY NO. 92112:2014, SAID POINT BEING NORTH 0°10'09" WEST 1033.85 FEET ALONG THE SECTION LINE AND EAST 2664.60 FEET FROM THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN;
THENCE NORTH 00°20'45" WEST 40.06 FEET; THENCE SOUTH 89°39'15" WEST 12.00 FEET TO THE WEST PROPERTY LINE OF SAID WARRANTY DEED;
THENCE NORTH 00°20'45" WEST 51.20 FEET ALONG SAID WEST PROPERTY LINE; THENCE SOUTH 58°18'55" EAST 39.54 FEET; THENCE SOUTH 14°56'43" EAST 33.64 FEET; THENCE SOUTH 00°20'45" EAST 37.35 FEET TO THE NORTH RIGHT OF WAY LINE OF 700 NORTH STREET AND THE SOUTH LINE OF SAID WARRANTY DEED; THENCE SOUTH 88°54'21" WEST 30.00 FEET ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING.