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Book - 10554 Pg - 6000-6002
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
UT ST-DEPT OF TRANSPORTATION
BOX 148420 ATT: JASON HENLEY
SLC UT 84114-8420
BY: CBA, DEPUTY - WI 3 P.

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Region Two Permits
2010 South 2760 West
Salt Lake City UT, 84104

Tax ID Nos: 33031770250000,
33031770310000, 33031770180000
Salt Lake County

FUTURE GRANT OF EASEMENT

13658 South Redwood Road, Riverton, Utah SR-68

Towne Storage Riverton Redwood, L.C. of the State of Utah, Grantor, hereby will GRANT and CONVEY to the owner and his successors and assigns of Property B, as described in Exhibit A, a non exclusive perpetual easement for ingress and egress over the South 25 feet of the Towne Storage Riverton Redwood, L.C. property when Property B is ready to develop or redevelop. The Towne Storage Riverton Redwood, L.C. property is described as:

Parcel ID # (33031770250000)

BEG 877.95 FT N FR CEN SEC 3, T 4S, R 1W, SL MER; N 112.05 FT; W 15 RDS; S 112.05 FT; E 15 RDS TO BEG. LESS STREET.
0.55 AC M OR L. 3796-28, 5608-2944 5704-0892 6054-0943
9243-7846 9665-7428 10513-1653

Parcel ID# (33031770310000)

BEG S 0-21'50" W 23.44 FT FR SE COR LOT 3, WESTERN CHARM 1;
N 89-38'10" W 108.25 FT; N 0-21'50" E 17.44 FT; N 89-38'10"
W 189.36 FT; S 0-21'50" W 194.67 FT M OR L; S 89-48'35" E
240 FT M OR L; N 0-21'50" E 11 FT M OR L; S 89-38'10" E
60.04 FT M OR L; N 0-13'36" E 165 FT; N 89-38'10" W 2.06 FT
TO BEG. 1.28 ACRES. 5608-2944 6004-2863 4818-562 7383-0088
8956-587 9719-4537 10513-1653

Parcel ID#: (33031770180000)

BEG N 1011.357 FT & W 543.13 FT FR CEN SEC 3, T 4S, R 1W, S
L M; S 0-21'50" W 194.67 FT; N 89-48'35" W 256.06 FT; N 0-
21'50" E 11 FT; S 89-38'10" E 22.12 FT; N 0-21'50" E 184.34
FT; S 89-38'10" E 233.89 FT TO BEG. 1.05 AC 4478-447,
4569-908 4965-660 5238-687 5585-2799,2805 10512-8142,8145

**Contains 125,450 sq. ft.
or 2.88 acres**

Towne Storage Riverton Redwood, L.C. or its successors or assigns will allow the construction or reconstruction of a common access to the properties. The owners of Property B will need to enter into an agreement with Towne Storage Riverton Redwood, L.C. concerning the access across the Towne Storage Riverton Redwood, L.C. property, including construction and maintenance of the driveway. The easement to be granted is for the purpose of allowing ingress and egress to both properties from State Route 68.

Towne Storage Riverton Redwood, L.C. will keep the driveway clear of any and all obstructions and shall not allow any structures, vehicles or signs to be placed so close to the driveway as to inhibit free ingress and egress from either property. The access shall be used for all purposes reasonably necessary for the full use of the properties.

The access shall be subject to all restrictions specified by the Utah Department of Transportation Highway Encroachment Permit that must be obtained for the access.

DATED this 30th of January, 20 17

(Towne Storage Riverton Redwood, L.C.)

By: [Signature]
Its: MANAGING PARTNER

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

The foregoing instrument was acknowledged before me this 30th day of January, 2017 by GAM R. Free, the Managing Partner of (Towne Storage Riverton Redwood, L.C.)

[Signature]

Notary Public
Residing at: Salt Lake County

My Commission Expires:
3/6/2018



Parcel ID# (3303177026000)

Exhibit A

Property B:

13674 South Redwood Road, Riverton, Utah

Legal Description:

BEG 825 FT N 0-13'36" E FR CEN OF SEC 3, T 4S, R 1W, S L M;
N 0-13'36" E 52.95 FT; N 89-38'10" W 247.5 FT; S 0-13'36" W
52.95 FT; S 89-38'10" E 247.5 FT TO BEG. LESS ST 0.26 AC
5704-0892 6482-1688 7254-2165 7929-1773 8860-8629