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12/18/2020 12:23 PM \$40.00
Book - 11083 Pg - 2185-2190
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
CENTURYLINK
ATTN: KEVIN ELLINGTON
100 CENTURYLINK DR.
MONROE LA 71203
BY: ARA, DEPUTY - MA 6 P.

After recording please return to:

CenturyLink
100 CenturyLink Dr
Monroe, LA 71203
Attn: Kevin Ellington

Prepared by:

Paragon Station, Inc.
732 East Northcrest Dr.
Salt Lake City, UT 84103

RECORDING INFORMATION ABOVE

EASEMENT AGREEMENT

The undersigned ("Grantor"), for good and valuable consideration, the receipt and sufficiency of which are acknowledged, hereby grants and conveys to Qwest Corporation, a Colorado Corporation d/b/a CenturyLink QC, its successors, assigns, lessees, licensees, agents and affiliates ("Grantee"), having an address of 100 CenturyLink Drive, Monroe, Louisiana 71203, Attn: Construction Service, a perpetual, non-exclusive easement ("Easement") to construct, operate, maintain, repair, expand, replace and remove a communication system that Grantee from time to time may require, consisting of but not limited to, cables, wires, conduits, manholes, drains, splicing boxes, vaults, surface location markers, equipment cabinets and associated wooden or concrete pads, aerial lines, poles and cables, and other facilities and structures, including utility service if required to operate such system, facilities and structures (collectively, the "Facilities") over, under and across the following property located in the County of Salt Lake, State of Utah, which Grantor owns ("Easement Tract"):

SEE THE DESCRIPTION SET FORTH ON EXHIBIT A ATTACHED TO, AND BY THIS REFERENCE MADE A PART OF, THIS AGREEMENT

Grantor further grants and conveys to Grantee the following incidental rights:



- (1) The right of ingress and egress over and across Grantor's lands to and from the Easement Tract; and
- (2) The right to clear all trees, roots and brush that interfere with Grantee's use and enjoyment of the Easement Tract.

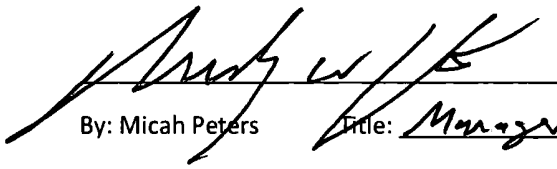
The Easement Area is within the main access area for the Easement Tract. Notwithstanding any other provision in this Easement Agreement to the contrary, Grantor's grant of the Easement hereunder shall not include any rights that will limit or restrict the use of the Easement Tract as a main access area for the Easement Tract. Examples of such limited rights for the Easement shall include, but not be limited to, Grantee's installation of any above-ground Facilities, which restrict ingress or egress to the Easement Tract across the Easement Property. Grantor reserves the right to use and enjoy the Easement Tract so long as Grantor's use does not materially interfere with the rights granted in this Easement Agreement. Grantor will not erect any structure or plant trees or other vegetation within the Easement Tract and will not alter the surface or subsurface of the Easement Tract or the ground immediately adjacent to the Easement Tract by grading or otherwise excavating, without Grantee's written consent.

Grantor warrants that Grantor is the owner of the Easement Tract and will defend title to the Easement Tract against all claims. Grantee will have no responsibility for environmental contamination unless caused by Grantee.

The rights, conditions and provisions of this Easement Agreement will run with the land and will inure to the benefit of and be binding upon Grantor and Grantee and their respective successors and assigns.

Executed by Grantor this 13th day of March 2020

GRANTOR: Paragon Station, Inc., a Utah Corporation


 By: Micah Peters Title: Manager

Notary:

STATE OF Utah)

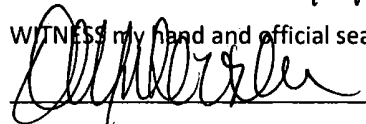
) ss.

COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this 13 day of March, 2020, by Micah W. Peters as Manager, of Paragon Station, Inc., a Utah corporation.

My commission expires: 10/18/22

WITNESS my hand and official seal.



Notary Public

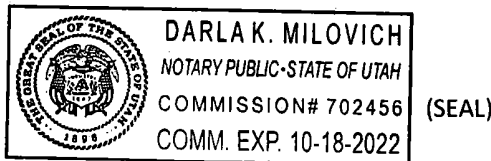


EXHIBIT A CONTINUED

Sketch or Drawing of Easement Tract



PAPERBOX DEVELOPERS, L.L.C.
(Parcel # 15-01-129-041)

N89°58'27"E
8.00

Point of Beginning

CENTURYLINK
EASEMENT

N0°03'19"W
32.00

S0°03'19"E
32.00

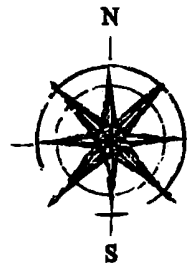
PARAGON STATION, INC.
(Parcel # 15-01-129-031)

S89°58'27"W
8.00

300 WEST STREET

N0°03'19"W 200.05

SOUTHEAST CORNER OF
LOT 1, BLOCK 66, PLAT "A",
SALT LAKE CITY SURVEY



200 SOUTH STREET

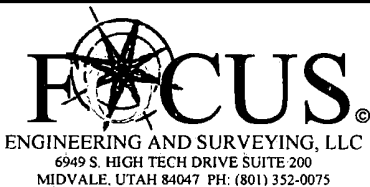


EXHIBIT
CENTURYLINK EASEMENT
180 SOUTH 300 WEST
SALT LAKE CITY UTAH

Date Created:
03/07/20
Scale: N.T.S.
Drawn: EJW
Job: 20-0089
Sheet:

01

EXHIBIT A TO EASEMENT AGREEMENT

Legal Description of Easement Tract



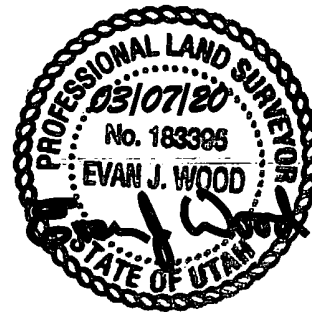
**LEGAL DESCRIPTION
PREPARED FOR
CENTURYLINK EASEMENT
SALT LAKE CITY, UTAH
(March 6, 2020)
20-0089**

PROPOSED EASEMENT DESCRIPTION

An easement located in Lot 1, Block 66, Plat "A", Salt Lake City Survey, located in the Northeast Quarter of Section 1, Township 1 South, Range 1 West, Salt Lake Base & Meridian, being located within a parcel identified by Salt Lake County Parcel No. 15-01-129-031 (Basis of Bearing is N00°00'49"W along the Monument line between two (2) Salt Lake City Street Monuments found in 300 West Street at 200 South Street and 100 South Street), more particularly described as follows:

Beginning at the northeast corner of said entire parcel, being N00°03'19"W 200.05 feet from the Southeast Corner of Lot 1, Block 66, Plat "A", Salt Lake City Survey, and running thence S00°03'19"E 32.00 feet along the easterly boundary line of said entire parcel; thence S89°58'27"W 8.00 feet; thence N00°03'19"W 32.00 feet to the northerly boundary line of said entire parcel; thence N89°58'27"E 8.00 feet along said northerly boundary line to the point of beginning.

Contains: 256 square feet or 0.01 acres+/-



MP