

DOC # 20060000880

Easements Page 1 of 4
Russell Shirts Washington County Recorder
2/1/06 3:38 AM Fee \$ 0.00 By WASHINGTON CITY



RETURN TO:
Washington City
Attn: City Recorder
111 North 100 East
Washington, UT 84780

**RIGHT-OF-WAY EASEMENT
QUALITY DEVELOPMENT, 2/14 INTEREST**

Line No. _____
R/W. No. _____
Washington County, Utah

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Dean T. Terry Investments LLC
("Grantor"), for Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants, conveys, bargains, sells, and warrants unto **Washington City** ("Grantee"), a municipal corporation whose address is 111 North 100 East Washington, Utah 84780, its successors and assigns, a perpetual right-of-way easement on, over, under, above and across a strip of land fifty seven (57) feet in width, located in Washington County, Utah, described as follows:

Parcel # W-209-B-1

See Exhibit "A" attached which is incorporated herein

to construct, enlarge, reconstruct, re-phase, repair, operate, maintain, place, relocate and/or replace (i) electric transmission and distribution lines and facilities, (ii) communication lines and facilities, and (iii) other utility lines and facilities of any nature, together with such other items as may be necessary or convenient for such uses.

Grantee may cut, trim and control the growth by chemical means, machinery or otherwise all trees, shrubbery, undergrowth and roots and other plants in the easement and clear the easement of all structures, obstructions or other objects that may interfere with or threaten to endanger the lines or facilities placed in the easement.

Grantee shall have a reasonable right of access to the easement from adjacent lands of Grantor for all activities in connection with the purposes for which this easement has been granted.

Grantor agrees that all lines and facilities installed in the easement by Grantee shall remain the property of the Grantee, removable at Grantee's option.

Grantor warrants that Grantor is the owner of the real property described herein and that the real property is free and clear of all encumbrances and liens of whatsoever character.

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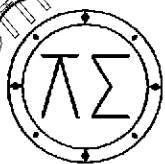
LEGAL DESCRIPTION OF A POWER LINE EASEMENT ACROSS NUTRATECH INC, ET. AL. PROPERTY IN SECTION 12, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, WASHINGTON CITY, WASHINGTON COUNTY, UTAH.

A strip of land to be used as an Overhead Power Line Easement across Grantor's property within Section 12 of Township 42 South, Range 15 West, SLB&M, said easement being 56 feet wide, 30 feet on the left (South) side and 26 feet on the right (North) side of the following described centerline:

Beginning at a point which is located N 88°38'50" W along the Section Line 1282.31 feet and N 00°05'48" W 363.96 feet from the South Quarter Corner of said Section 12; running thence N 88°47'18" W 1365.20 feet to the West line of Section 12.

The side lines of the above described easment are to be extended or shortened as necessary to intersect at angle points and/or Grantor's property boundary lines.

The total area within the above described easement is 1.76 Acres (76,449 sf).



TORGersen ENGINEERING

379 WEST PAHVANT DRIVE
RICHFIELD, UTAH 84701
435-896-8106

960 EAST 900 NORTH
MAPLETON, UTAH 84664
801-489-9489

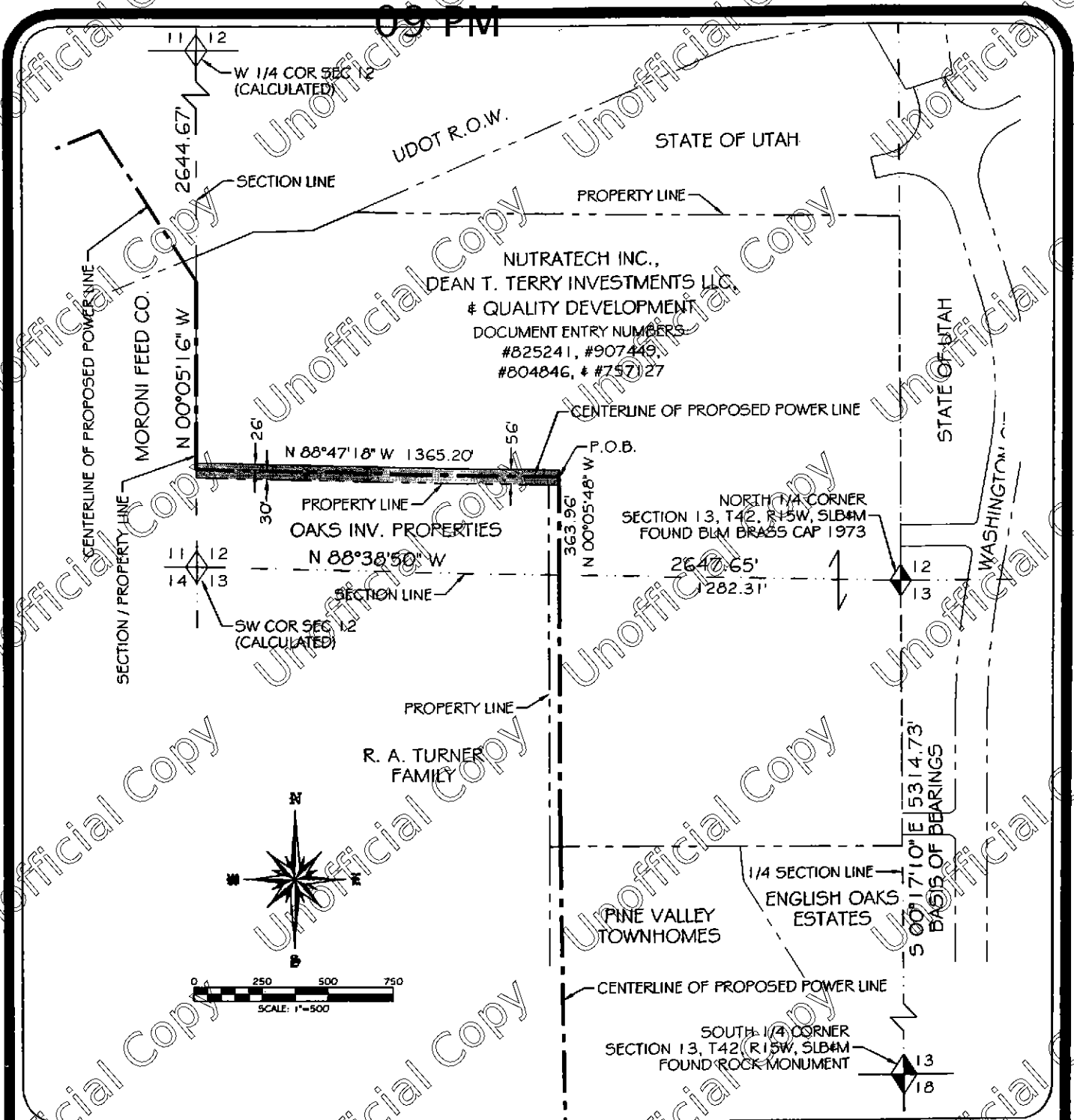
DWG BY: BET
DATE: 12-8-05

EXHIBIT B, PAGE 1 OF 2

OVERHEAD POWER LINE EASEMENT

IN SECTION 12, T 42 S, R 15 W, SLB&M, WASHINGTON CITY, WASHINGTON COUNTY, UTAH

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EXHIBIT B, PAGE 2 OF 2

OVERHEAD POWER LINE EASEMENT

IN SECTION 12, T 42 S, R 15 W, 5LB&M, WASHINGTON CITY, WASHINGTON COUNTY, UTAH