

WHEN RECORDED MAIL TO:
Questar Regulated Services Company
P.O. Box 45360, Right-of-way
Salt Lake City, UT 84145-0360

3523Lips.ie
1/26/97

RIGHT-OF-WAY AND EASEMENT GRANT

UT 18944

SE 34 SW 20

E 1355127 B 2190 P 102
JAMES ASHAUER, DAVIS CNTY RECORDER
1997 OCT 21 8:08 AM FEE 16.00 DEP REC
REC'D FOR MOUNTAIN FUEL DISTRIBUTION ADM

THE RAY S. LIPSON TRUST AGREEMENT, Dated September 13, 1988

"Grantor(s)", do(es) hereby convey and warrant to MOUNTAIN FUEL SUPPLY COMPANY, a corporation of the State of Utah, "Grantee", its successors and assigns, for the sum of ONE DOLLAR (\$1.00) in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, a right-of-way and easement (referred to in this Grant as the "Easement") to lay, maintain, operate, repair, inspect, protect, remove and replace pipelines, valves, valve boxes and other gas transmission and distribution facilities (referred to in this Grant collectively as "Facilities") as follows: Eight feet on each side of the centerlines shown on the attached plat, designated Exhibit "A", and by reference made a part of this Grant, which centerlines are within that certain condominium or mobile home project or development known as Sundown Mobile Home Park, in the vicinity of 450 North 1000 West, Clearfield, Davis County, Utah, which development is more particularly described as:

Land of the Grantor located in the Southeast of Section 34, Township 5 North, Range 2 West, Salt Lake Base and Meridian:

Beginning at a point North 0°05'00" West 987.91 feet along the section line from the Southeast Corner of Section 34, Township 5 North, Range 2 West, Salt Lake Base and Meridian; thence South 00°14'12" West 270.91 feet; thence North 89°36'49" West 148.00 feet; thence South 00°14'12" West 70.00 feet; thence North 89°36'48" West 495.00 feet; thence South 00°14'12" West 355.00 feet; thence North 89°36'48" West 1045.11 feet; thence North 00°28'12" East 526.61 feet; thence North 89°36'48" West 200.00 feet; thence North 00°28'12" East 504.30 feet; thence South 89°36'48" East 658.34 feet; thence South 00°26'12" West 331.75 feet; thence South 89°29'06" East 1326.73 feet to the point of beginning;

14-065-0079+0080

TO HAVE AND TO HOLD the same unto its successors and assigns, so long as Grantee shall require with the right of ingress and egress to and from the Easement to maintain, operate, repair, inspect, protect, remove and replace the Facilities. During temporary periods, Grantee may use such portion of the property along and adjacent to the Easement as may be reasonably necessary in connection with construction, maintenance, repair, removal or replacement of the Facilities. Grantor(s) shall have the right to use the surface of the Easement except for the purposes for which this Easement is granted provided such use does not interfere with the Facilities or any other rights granted to Grantee by this Grant.

Grantor(s) shall not build or construct, nor permit to be built or constructed, any building or other improvement over or across the Easement, nor change the contour thereof, without written consent of Grantee. This Grant shall be binding upon the successors and assigns of Grantor(s) and may be assigned in whole or in part by Grantee without further consideration.

It is hereby understood that any person(s) securing this Grant on behalf of Grantee are without authority to make any representations, covenants or agreements not expressed in this Grant.

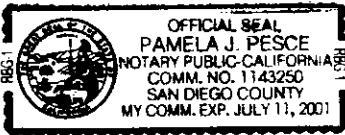
WITNESS the execution hereof this 28th day of July, 1997, 19__.

Ray S. Lipson, Trustee
 Ray S. Lipson, Trustee

California
 STATE OF ~~UTAH~~)
) ss.
 COUNTY OF ~~DAVIS~~)
San Diego

On the 28th day of July, 1997, personally appeared before me Ray S. Lipson, the signer(s) of the foregoing instrument, who duly acknowledged to me that he/she/they executed the same.

Pamela J. Pesce
 Notary Public



Lipsom

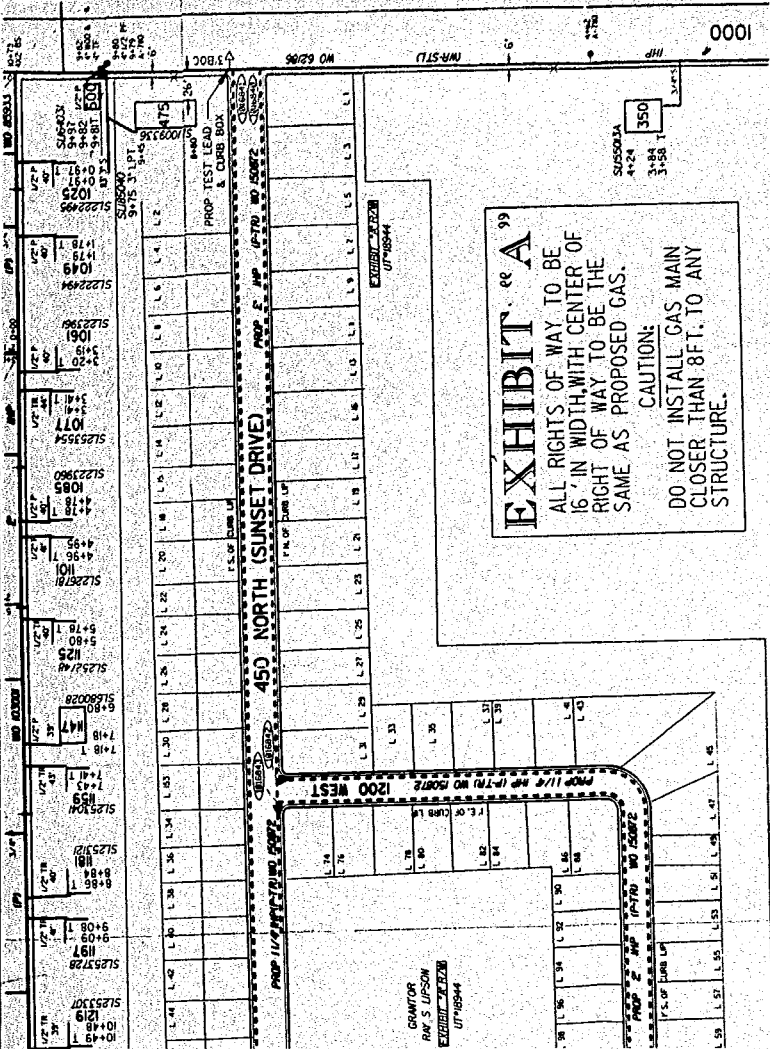


EXHIBIT A ee 99

ALL RIGHTS OF WAY TO BE 16' IN WIDTH WITH CENTER OF RIGHT OF WAY TO BE THE SAME AS PROPOSED GAS.

CAUTION:

DO NOT INSTALL GAS MAIN CLOSER THAN 8 FT. TO ANY STRUCTURE.

Proposed Mountain Fuel HP Main Extension

RIGHT-OF-WAY APPLICATION
 DRAWING NO. _____ UTM NO. 18942
 CLASSIFIED BY PROPERTY SECTION

DATE _____ BY _____
 DESIGNED BY _____ DRAWN BY LEE C.
 CITY/COUNTY CLEARED AREA NORTHERN
 JOB LOCATION 450 NORTH SUNSET DRIVE
 JOB LOCATION 1200 WEST

PERMITS
 MINORITY FT CITY FT
 COUNTY FT HOME
 PERMIT CODE _____ INC. _____ SERVICE CODE _____

PROP. APPROX. AREA FT OF 1 1/2' (P-TU) WD 5062
 PROP. TEST LEAD & CURB BOX
 TOTAL JOB FOOTAGE TO GO FT

WO 150072

PROPOSED MAIN LOCATION

* RUN PROPOSED GAS AS SHOWN IN PROPOSED EXHIBIT 'A' W/3 CO. RIGHT-OF-WAY

NOTES:

- CALL BUREAU STAGES FOR LOCATION OF UNDERGROUND UTILITIES 535-5000 OR 1-800-662-4444
- LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.

PROJECT CONTACT: ROY LEPSON
 PHONE NO.: 535-5000 FAX: 535-5000
 DATE: 02.08.97

DESIGNED BY: LEE C.
 DRAWN BY: MARCO 384-2588

APPROVED BY COMMISSION ENGINEER: S. MOORE



SHEET 1 OF 2

