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10/03/94 3:33 PM 22.00  
KATIE L. DIXON  
RECORDER, SALT LAKE COUNTY, UTAH  
MERRILL TITLE  
REC BY: B GRAY DEPUTY - WI

WHEN RECORDED MAIL TO:

BRUCE J. NELSON  
215 SOUTH STATE STREET #900  
SALT LAKE CITY, UT 84111

**EASEMENT AND MAINTENANCE AGREEMENT**

KNOW ALL MEN BY THESE PRESENTS:

For good and valuable consideration, receipt of which is hereby acknowledged, GRANGER INVESTORS, a Utah partnership, hereby grants and conveys to MAURICE G. BAKER and LAURA S. BAKER, as co-Trustees of the MAURICE G. BAKER LIVING TRUST dated July 17, 1992 (collectively, "Baker") an easement over and across the following described property located in Salt Lake County, State of Utah (the "Easement Property"):

See Exhibit A

The Easement Property may be used by Grantee, its successors and assigns, for parking, vehicular traffic and incidental purposes associated with Grantee's usage of the adjacent real property conveyed this date by Grantor to Grantee, also located in Salt Lake County, State of Utah, and described as follows ("Grantee's Property"):

See Exhibit B

Grantee shall bear the cost of all improvements to the Easement Property and the area subject to the ingress and egress easement described in Exhibit B (the "Access Easement Area"). Grantor and Grantee agree to be equally responsible for all maintenance and snow removal associated with the Easement Property and the Access Easement Area.

The easement granted hereunder and the covenants contained herein shall run with, benefit and burden the properties described herein and shall inure to the benefit of and bind the parties hereto and their respective successors, heirs and assigns.

DATED this 28<sup>th</sup> day of September, 1994.

GRANGER INVESTORS, a Utah  
partnership,

By: [Signature]  
Its: MANAGING GENERAL PARTNERS

[Signature]  
[Signature]

5935439

BR 7030PC1471

DATED this 28<sup>th</sup> day of September, 1994.

*Maurice G. Baker*

**MAURICE G. BAKER, co-Trustee  
of the MAURICE G. BAKER LIVING  
TRUST dated July 17, 1992**

*Laura S. Baker*

**LAURA S. BAKER, co-Trustee  
of the MAURICE G. BAKER LIVING  
TRUST dated July 17, 1992**



**CONSENT AND SUBORDINATION**

The undersigned, being the lender and beneficiary under that certain Deed of Trust dated June 29, 1994 and recorded July 3, 1992 among the land records of Salt Lake County, Utah as Entry No. 5303752 in Book 6495, Page 1005, consents to the foregoing Easement and Maintenance Agreement and the ingress and egress easement described therein, and subordinates the lien of said Deed of Trust thereto.

BANK ONE, f/k/a Valley  
Bank & Trust Co.

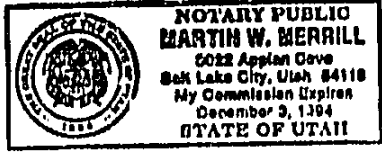
By: [Signature]  
Its: [Signature] Vice President

STATE OF UTAH                     )  
  ) SS.  
COUNTY OF SALT LAKE         )

On this 3<sup>rd</sup> day of October, 1994, personally appeared before me, Rick L STEVENSON, VICE PRESIDENT the signer of the above instrument, who duly acknowledged to me that he executed the same in the capacity indicated.

[Signature]  
NOTARY PUBLIC

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EX 7030 Pg 1474

**EXHIBIT A**

**BEGINNING** at a point on the North line of 3500 South Street, said point being South 89°57'17" West 372.82 feet along the Section Line and North 0°05'21" West 53.00 feet and South 89°57'17" West 3.90 feet, and North 0°52'51" West 155.77 feet from the Southeast corner of Section 29, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 0°52'51" West 45.64 feet; thence South 87°04'41" East 50.00 feet; thence South 70°43' East 75.25 feet; thence South 0°05'21" East 18.14 feet; thence South 89°57'11" West 120.29 feet to the point of **BEGINNING**.

**EXHIBIT B**

BEGINNING at a point on the North line of 3500 South Street, said point being South 89°57'17" West 372.82 feet along the Section Line and North 0°05'21" West 53.00 feet and South 89°57'17" West 3.90 feet from the Southeast Corner of Section 29, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 0°52'51" West 155.77 feet; thence North 89°57'17" East 170.29 feet; thence South 0°05'21" East 155.75 feet to a point on said North line of 3500 South Street; thence South 89°57'17" West along said North line 168.13 feet to the point of BEGINNING.

Together with a right of way for ingress and egress over the following described property:

BEGINNING at a point on the West line of 3200 West Street, said point being North 0°05'21" West along the Section Line 208.75 feet and South 89°57'17" West 40.00 feet from the Southeast corner of Section 29, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 89°57'17" West 218.72 feet; thence North 0°05'21" West 18.14 feet thence North 70°43' West 75.25 feet; thence North 87°04'41" West 50.00 feet; thence North 0°05'21" West 41.64 feet; thence South 70°43' East 171.06 feet to a point of curvature; thence Easterly along the arc of a 100.00 foot radius curve to the left through a central angle of 19°19'43" a distance of 33.73 feet to a point of tangency; thence North 89°57'17" East 145.74 feet to a point on the West line of 3200 West Street; thence South 0°05'21" East along said West line 25.00 feet to the point of BEGINNING.

FOR REFERENCE