

WHEN RECORDED MAIL TO:
High Canyon Properties LLC
P.O. Box 631
Orem, UT 84059

ENT 20260:2018 PG 1 of 3
Jeffery Smith
Utah County Recorder
2018 Mar 02 10:39 AM FEE 36.00 BY BA
RECORDED FOR Vanguard Title Insurance Agency, LLC - C
ELECTRONICALLY RECORDED

Tax id 11-0410-00411

GRANT OF EASEMENT

ROUTE66 LC, a Utah limited liability company (“Grantor”) hereby grants to **HIGH CANYON PROPERTIES, LLC**, a Utah Limited Liability Company, it’s successors and assigns (“Grantee”), an easement over, under, across, and through the following described real property (hereafter referred to as the “Easement Property”) located in Utah County, Utah:

Exhibit A attached hereto and by reference incorporated herein.

for the benefit of the real property of the Grantee located in Utah County, Utah and more particularly described as Springwood Mountain Home Development, Plat B, Lots 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 15, 16, 17, 18, 21, 24, 33, 35, 36, 37, 38, 39 and 41(hereafter referred to as the “Benefitted Property”) for the purpose of placement and installation of septic system drain field(s) including but not limited to underground sewer transmission pipeline(s) upon the Easement Property (hereafter referred to as the “Facilities”).

Grantor and Grantee shall jointly identify and designate suitable location for the Facilities on the Easement Property. In no event, however, shall the Facilities be placed at any location on the Easement Property which would reasonable impair the construction of residential dwellings or outbuildings related thereto.

Grantor hereby agrees that Grantee, its officers, employees, agents, representatives, contractors, and assigns shall have the right of ingress to and egress from the Easement Property with such equipment as is necessary to install, maintain, operate, repair, inspect and protect the Facilities and to remove and replace said Facilities as may be required from time to time by Grantee.

Grantee shall have the right to clear and remove all trees and obstructions which may interfere with the installation and use of the Facilities by Grantee. Grantee shall have the right to excavate and to refill ditches and/or trenches for the installation of the Facilities. Grantee agrees the Easement Property shall be restored in as good of condition as when the same was entered upon by Grantee or its agents.

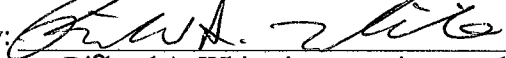
Grantor agrees that after Grantee constructs the Facilities, Grantor shall not interfere with the Facilities, including but not limited to building or constructing permanent structures over or across the Facilities or lowering the contour thereof greater than one foot, without the prior written consent of Grantee.

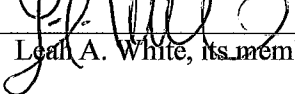
This Grant of Easement shall expire five (5) years from the date of its recording at the Utah County Recorder’s office (the “Effective Period”) and during the Effective Period it shall be appurtenant to the respective properties of the parties, shall run with the land and bind such real properties and shall be binding upon and inure to the benefit of the heirs, representatives, successors-in-interest and assigns of Grantor and Grantee and may be assigned in whole or in part by Grantee.

DATED this 1st day of March, 2018.

GRANTOR: ROUTE66 LC, a Utah Limited Liability Company

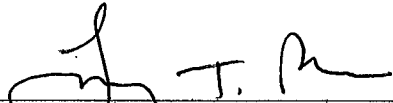
By: Solid White Investments, LLC, a Utah limited liability company, its sole member

By: 
Richard A. White, its managing member

By: 
Leah A. White, its member

STATE OF UTAH)
 : ss.
COUNTY OF UTAH)

The foregoing instrument was duly acknowledged before me this 1st day of March, 2018 by Richard A. White, managing member, and Leah A. White, member of Solid White Investments, LLC, a Utah limited liability company, the sole member of Route66, LC., a Utah limited liability company and they acknowledged that they executed such document on behalf of such limited liability companies and that they constitute the voluntary act and deed of such limited liability companies.



Notary Public

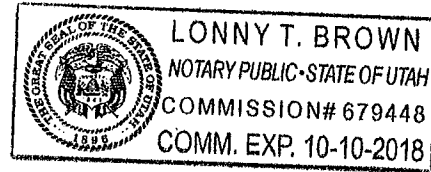


EXHIBIT A LEGAL DESCRIPTION

A portion of Special Section 51, and a portion of Government Lot 13, located in the NE1/4 of Section 9, and the NW1/4 & SW1/4 of Section 10, Township 7 South, Range 4 East, Salt Lake Base and Meridian, Left Fork of Hobbble Creek Canyon, Utah County, more particularly described as follows:

Beginning at a point on the southerly line of SPRINGWOOD MOUNTAIN HOME DEVELOPMENT, according to the Official Plat thereof on file in the Office of the Utah County Recorder, located S0°06'49"E along the Section line 1,244.25 feet from the Northwest Corner of Section 10, T7S, R4E, S.L.B.& M. (Basis of Bearing: S0°06'49"E on a line between the 1975 BLM monument marking said Northwest Corner of Section 10 and the 1975 BLM monument marking the West 1/4 Corner of said Section 10); thence along said Subdivision the following 4 (four) courses and distances: S88°40'14"E (Plat: S88°39'21"E) 655.45 feet; thence N41°56'26"E (Plat: N41°57'19"E) 397.44 feet; thence N73°55'52"E (Plat: N73°56'45"E) 280.64 feet; thence N16°04'08"W (Plat: N16°03'15"W) 0.15 feet; thence N73°56'00"E 7.87 feet to the westerly line of Plat "A", COTTAGES AT HOBBLE CREEK MOUNTAIN HOME DEVELOPMENT, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence along said Plat the following 28 (twenty-eight) courses and distances: Southeasterly along the arc of a 1,515.01 foot radius non-tangent curve (radius bears: N65°31'12"E) to the left 309.85 feet through a central angle of 11°43'05" (chord: S30°20'21"E 309.31 feet); thence S36°11'48"E 299.23 feet; thence along the arc of a 260.00 foot radius curve to the right 309.97 feet through a central angle of 68°18'24" (chord: S2°02'40"E 291.93 feet); thence S32°06'21"W 190.51 feet; thence along the arc of a 35.00 foot radius curve to the right 48.77 feet through a central angle of 79°50'08" (chord: S72°01'25"W 44.92 feet) to a point of reverse curvature; thence along the arc of a 50.00 foot radius curve to the left 123.90 feet through a central angle of 141°58'30" (chord: S40°57'14"W 94.54 feet) to a point of reverse curvature; thence along the arc of a 35.00 foot radius curve to the right 36.25 feet through a central angle of 59°20'49" (chord: S0°21'36"E 34.65 feet) to a point of reverse curvature; thence along the arc of a 1,040.95 radius curve to the left 147.57 feet through a central angle of 8°07'21" (chord: S25°15'08"W 147.45 feet); thence S21°11'28"W 49.79 feet; thence along the arc of a 35.00 foot radius curve to the right 17.24 feet through a central angle of 28°13'46" (chord: S35°18'21"W 17.07 feet) to a point of reverse curvature; thence along the arc of a 50.00 foot radius curve to the left 50.59 feet through a central angle of 57°58'10" (chord: S20°26'09"W 48.46 feet) to a point of reverse curvature; thence along the arc of a 35.00 foot radius curve to the right 30.73 feet through a central angle of 50°18'04" (chord: S16°36'06"W 29.75 feet) to a point of compound curvature; thence along the arc of a 222.00 foot radius curve to the right 52.76 feet through a central angle of 13°36'56" (chord: S48°33'36"W 52.63 feet); thence S55°22'05"W 107.48 feet; thence along the arc of a 178.00 foot radius curve to the left 175.95 feet through a central angle of 56°38'11" (chord: S27°07'22"W 168.87 feet); thence S1°11'41"E 75.24 feet; thence along the arc of a 471.98 foot radius curve to the right 59.83 feet through a central angle of 7°15'48" (chord: S2°26'12"W 59.79 feet); thence S6°04'06"W 105.88 feet; thence along the arc of a 528.08 foot radius curve to the left 68.56 feet through a central angle of 7°26'21" (chord: S2°20'55"W 68.52 feet); thence S1°22'15"E 123.83 feet; thence along the arc of a 472.00 foot radius curve to the right 135.19 feet through a central angle of 16°24'36" (chord: S6°50'02"W 134.72 feet); thence S15°02'20"W 123.80 feet; thence along the arc of a 122.00 foot radius curve to the right 81.33 feet through a central angle of 38°11'40" (chord: S34°08'10"W 79.83 feet); thence S53°14'00"W 160.17 feet; thence along the arc of a 178.00 foot radius curve to the left 200.07 feet through a central angle of 64°23'59" (chord: S21°06'20"W 189.70 feet); thence S11°02'51"E 125.83 feet; thence along the arc of a 180.00 foot radius curve to the left 61.11 feet through a central angle of 19°27'09" (chord: S20°46'25"E 60.82 feet); thence S30°30'00"E 82.62 feet to a corner of said Plat at the centerline of Hobbble Creek Canyon Road; thence Southwesterly along the arc of a 597.28 foot radius non-tangent curve (radius bears: S30°49'59"E) 0.21 feet through a central angle of 0°01'13" (chord: S59°09'24"W 0.21 feet); thence N30°30'00"W 291.70 feet along the extension of, and along the westerly line of Lot 13 as defined by a BLM Dependent Resurvey and Subdivision of Section 10 dated January 24, 1994; thence N61°32'36"E along the north line of said Lot 48.56 feet to the southwesterly line of Special Section 51; thence N35°33'16"W along said line 265.68 feet to a 1983 BLM monument marking the 1 Mile Corner of said Special Section; thence N35°44'04"W along said line 919.82 feet to a 1983 BLM monument marking the intersection of said line with the west line of the NW1/4 of said Section 10; thence N35°25'40"W along said Special Section line 1,158.13 feet to the southerly line of said SPRINGWOOD MOUNTAIN HOME DEVELOPMENT at a point located S35°25'40"E 199.41 feet from a 1983 BLM monument marking Angle Point (AP) 5 of said Special Section 51; thence along the south line of said Subdivision the following 3 (three) courses and distances: N54°33'50"E 581.17 feet (Plat: N54°34'43"E 581.54 feet); thence S86°14'46"E (Plat: S86°13'53"E) 50.00 feet; thence S88°40'14"E (Plat: S88°39'21"E) 144.50 feet to the point of beginning.

Contains: 66.79+/- acres