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02/01/2017 09:45 AM \$17.00  
Book - 10525 Pg - 9016-9019  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
COMCAST MDU CONCIERGE  
MDU CONCIERGE 2ND FL SALES &  
8000 E ILIFF AVE  
DENVER CO 80231-5317  
BY: LHA, DEPUTY - WI 4 P.

## GRANT OF EASEMENT

This Grant of Easement (this "Easement") dated September 1, 2016, is made by and between Comcast of Utah II, Inc., with an address of, 8000 E Iliff Ave, Denver Colorado 80231 its successors and assigns, hereinafter referred to as "Grantee" and Wasatch Land Company, with an address of 480 West 800 North #200 \_\_\_\_\_, Orem ,Utah 84057 hereinafter referred to as "Grantor."

The Grantor and the Grantee are parties to a(n) Installation and Services Agreement dated September 1, 2016, pursuant to which the Grantee provides certain broadband communications services to the Premises described below.

In consideration of One Dollar (\$1.00), the Grantor(s), owner(s) of the Premises described below, hereby grant(s) to the Grantee, its successors and assigns, a non-exclusive easement in gross and right-of-way to construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove at any time and from time to time a broadband communications system (hereinafter referred to as the "Company Wiring") consisting of wires, underground conduits, cables, pedestals, vaults, and including but not limited to above ground enclosures, markers and concrete pads or other appurtenant fixtures and equipment necessary or useful for distributing broadband services and other like communications, in, on, over, under, across and along that certain real property (the "Premises") located at 13068 S Tower Ridge Rd \_\_\_\_\_, Riverton, UT 84057 in Salt Lake County , Utah described as follows:

LEGAL DESCRIPTION:  
(See Attached)

The Grantor(s) agree(s) for itself and its heirs and assigns that the Company Wiring on the Premises shall be and remain the personal property of the Grantee and may not be altered, obstructed or removed without the express written consent of the Grantee. The Grantee, and its contractors, agents and employees, shall have the right to trim or cut trees and/or roots which may endanger or interfere with said Company Wiring and shall have free access to said Company Wiring and every part thereof, at all times for the purpose of exercising the rights herein granted; provided, however, that in making any excavation on said Premises of the Grantor, the Grantee shall make the same in such manner as will cause the least injury to the surface of the ground around such excavation, and shall replace the earth so removed by it and restore the area to as near the same condition as it was prior to such excavation as is practical. This Easement shall run with the land for so long as the Grantee, its successors or assigns provides broadband service to the Premises.

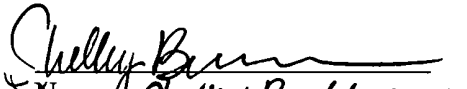
IN WITNESS WHEREOF, the parties hereto have caused this Easement to be executed by their duly authorized representatives as of the date first written above.


GRANTOR

WITNESS/ATTEST:

Wasatch Land Company

\_\_\_\_\_  
\_\_\_\_\_

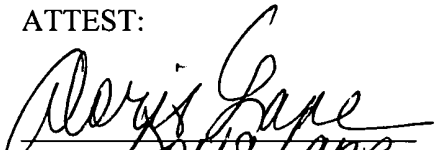
  
Name: Shelley Buckhannon

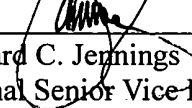
By:   
Name: Gordon Jones  
Title: President

GRANTEE

ATTEST:

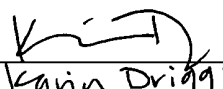
Comcast of Utah II, Inc.

  
Name: Doris Lane

By:   
Name: Richard C. Jennings  
Title: Regional Senior Vice President, Cable Management

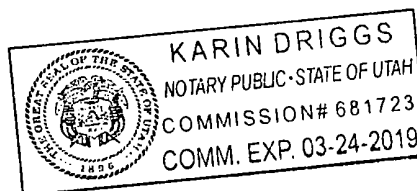
STATE OF Utah )  
COUNTY OF Utah ) ss.

The foregoing instrument was acknowledged before me this 9 day of August, 2016  
by Carson Jones, the President of Wasatch Land  
Company, on behalf of said entity. He/she is personally known to me or has presented  
\_\_\_\_\_ (type of identification) as identification and did/did not take an oath.  
Witness my hand and official seal.

  
Karin Driggs Notary Public  
(Print Name)

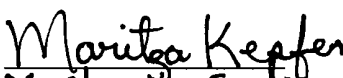
My commission expires: 3/24/19

STATE OF Colorado )  
COUNTY OF Arapahoe ) ss.

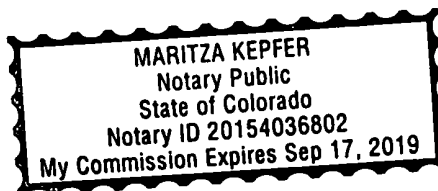


The foregoing instrument was acknowledged before me this 6th day of SEPTEMBER, 2016  
by Richard C. Jennings, the Regional Senior Vice President, Cable Management of Comcast of  
Utah II, Inc., on behalf of said entity. He/She is personally known to me or has presented  
\_\_\_\_\_ (type of identification) as identification and did/did not take an  
oath.

Witness my hand and official seal.

  
Maritza Kepfer Notary Public  
(Print Name)

My Commission expires: 9-17-19





**Parcel**

Parcel Record	76364000460000
Owner	EDGE LAND 15 LLC
Address	12989 S CACTUS BERRY DR
Total Acreage	28.29
Tax Class Id	
Property Type	510
Tax District	42
% Exempt	
Exempt Type	
Municipal Zone	RR-22
MLS Number	
Valuation / Tax Year	2016
Land Value	\$ 2,659,300
Building Value	\$ 66,800
Final Value:	\$ 2,726,100

Legal Description:  
 BEG N 1388 FT M OR L FR SE COR OF SEC 36, T 35, R  
 2W, S L M; N 1262.6 FT; W 1035 FT; S 1262.6 FT; E 1035  
 FT TO BEG. LESS BEG E 1/4 COR SD SEC 36; S 0' 17' 30" W  
 844.40 FT; N 11' 44' 08" W 647.88 FT; N 7' 33' 32" W  
 212.27 FT; S 89' 52' 15" E 164 FT TO BEG. 28.29 AC 5972-  
 2232 6582-1017 7256-1284 9847-4778 9896-8681 10390-  
 5634