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GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
CLARK K TAYLOR
924 EAST WOODLAND HILLS CIR
BOUNTIFUL UTAH 84010
BY: SAM, DEPUTY - WI 3 P.

RECORDED RETURN TO:

Clark K. Taylor, Esq.
924 East Woodland Hills Circle
Bountiful, Utah 84010

RESTRICTIVE COVENANT

SOLITUDE SKI CORPORATION, a Delaware corporation ("Grantor"), being the sole owner of that certain parcel of real property located in Salt Lake County, State of Utah, more particularly described on Exhibit "A" attached hereto and incorporated herein, hereinafter referred to as "Grantor's Parcel," does, for and in consideration of the payment of Ten Dollars and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby subject Grantor's Parcel to a restrictive covenant running with the land, binding Grantor and its successors and assigns, that no buildings, structures, eaves, overhangs, or other improvements of any kind or nature whatsoever (including by way of example only and without limitation, sheds, garages, balconies, fences, antennas and satellite dishes) shall be built upon, or encroach upon, Grantor's Parcel, and that no trees or vegetation shall be removed or cleared from Grantor's Parcel, absent the prior written consent of the "Owners" defined below.

This restrictive covenant is for the sole and exclusive benefit of CLARK KEITH TAYLOR and COLLEEN POWELL TAYLOR, as joint tenants with rights of survivorship, and their successors and assigns as fee title holders of the real property described below ("Owners"), and shall run with the land for the benefit of future owners of said property, which is located in Salt Lake County, State of Utah, and is more particularly described on Exhibit "B" attached hereto and incorporated herein by this reference (the "Owners' Parcels").

Notwithstanding the foregoing restrictive covenant, the parties agree that the real property subject to the restrictive covenant shall be included in determining the compliance of the building lot of which the restricted property is a part, with any applicable setback, side yard or density requirements, which may be considered or required in granting a building permit for the remainder of Grantor's Parcel, provided that such restrictive covenant is not violated in any manner whatsoever.

In addition, Grantor shall, if necessary, be entitled to construct, install, repair and maintain underground utilities lines on the restricted property, so long as no trees or vegetation are removed without Owners' prior written consent.

This restrictive covenant shall run with the land, and shall bind the successors and assigns of Grantor and Owners, as fee title holders of the parcels of real property described herein, and, as such, the burdens and obligations of this restrictive covenant shall run with Grantor's Parcel, and the benefits and rights of this restrictive covenant shall run with Owners' Parcels.

A portion only of tax parcel 24-27-226-065.

DATED this 2nd day of March, 2006



"Grantor"

SOLITUDE SKI CORPORATION, a Delaware corporation

By: Gary L. DeSeelhorst
Gary L. DeSeelhorst, President

STATE OF UTAH)
) : ss.
COUNTY OF SALT LAKE)

On the 2nd day of March, 2006, personally appeared before me Gary L. DeSeelhorst, the President of Solitude Ski Corporation, a Delaware corporation, who acknowledged to me that he executed the foregoing instrument on behalf of said corporation.

Megan P. Dever
Notary Public
Residing at: Solitude, UT

My Commission Expires
Sept. 17, 2006

EXHIBIT "A"

A parcel of land lying and situate in the Northeast Quarter of the Northeast Quarter of Section 27, Township 2 South, Range 3 East, Salt Lake Base and Meridian, Salt Lake County, Utah. Comprising the 0.05 acres out of the Little Dollie Mining Claim, (United States Mineral Survey 4960), described in that certain unrecorded agreement between Clark Taylor and Solitude Ski Corporation. Basis of bearing for subject parcel being North 89°48'56" West 1309.22 feet (measured) between the brass cap monuments monumentalizing the North line of the Northeast Quarter of the Northeast Quarter of said Section 27. Subject parcel being more particularly described as follows:

Beginning at the Northwest corner of that certain 0.07 acre parcel out of the Little Dollie Mining Claim, (United States Mineral Survey 4960), described in that certain unrecorded agreement between Clark Taylor and Solitude Ski Corporation, said corner being located South 23°34'03" West 178.83 feet, and South 48°02'09" East 150.00 feet along the North line of said Giles Flat Claim and North 29°08'00" East 26.43 feet from the G.L.O. brass cap monument monumentalizing the Northwest corner of said Sixteenth (16th) Section; Thence North 29°08'00" East 18.19 feet; Thence South 48°17'00" East 112.00 feet; Thence South 29°08'00" West 18.19 feet; Thence North 48°17'00" West 112.00 feet coincident with the North line of said 0.07 acre parcel to the point of beginning.

EXHIBIT B

A parcel of land lying and situate in the Northeast Quarter of the Northeast Quarter of Section 27, Township 2 South, Range 3 East, Salt Lake Base and Meridian, Salt Lake County, Utah, comprising 0.40 acres, the 0.33 acres out of the Giles Flat Mining Claim, (United States Mineral Survey Number 4960), transferred to Clark Keith Taylor and Colleen Powell Taylor by that certain Quit Claim Deed recorded as Entry Number 6371467, in Book 7412, at pages 1146-1147 of the Salt Lake County Records and the 0.07 acres out of the Little Dollie Mining Claim, (United States Mineral Survey 4960), described in that certain unrecorded agreement between Clark Taylor and Solitude Ski Corporation, shown on that certain Record of Survey of said "Taylor" parcel, certified by David E. Hawkes, P.L.S. 356548, on file in the Office of the Salt Lake County Surveyor. Basis of bearing for subject parcel being North 89°48'56" West 1309.22 feet (measured) between the brass cap monuments monumentalizing the North line of the Northeast Quarter of the Northeast Quarter of said Section 27. Subject parcel being more particularly described as follows:

Beginning at the Northwest corner of said "Taylor" parcel, said point lying on the common line separating the Little Dollie and Giles Flat Mining Claims, and being located South 48°02'09" East 150.00 feet (48°17' East, record) coincident with the South line of said Little Dollie Claim, from corner 3 of said Claim, (South 23°34'03" West 178.83 feet [South 23°22' West 179.05 feet deed] and South 48°02'09" East 150.00 feet [South 48°17' East deed] from the G.L.O. brass cap monument monumentalizing the Northwest corner of said Sixteenth [16th] Section); thence the following 3 (three) courses coincident with the perimeter of said 0.07 acre parcel (1) North 29°09'36" East 26.42 feet; (2) South 48°02'09" East 112.00 feet; (3) South 29°09'36" West 26.42 feet to the North line of said Giles Flat Claim; thence South 48°02'09" East 37.00 feet coincident with said North line to the Northeast corner of said 0.33 acre parcel; thence South 29°09'24" West 243.83 feet more or less, coincident with the East line of said parcel, to the centerline of Big Cottonwood Creek; thence Northwest along the center line of Big Cottonwood Creek to a point which is located South 29°09'36" West 159.75 feet more or less from the point of beginning, (the center line of said creek being defined by the following 3 [three] courses [1] North 02°26'26" West 53.95 feet [2] North 17°24'22" West 39.00 feet [3] North 07°27'26" West 31.86 feet); thence North 29°09'36" West 159.75 feet more or less to the Point of Beginning.

Together with a nonexclusive easement restricting the use of the following described parcel, per that certain unrecorded agreement between Clark Taylor and Solitude Ski Corporation.

A parcel of land lying and situate in the Northeast Quarter of the Northeast Quarter of Section 27, Township 2 South, Range 3 East, Salt Lake Base and Meridian, Salt Lake County, Utah, comprising the 0.05 acres out of the Little Dollie Mining Claim, (United States Mineral Survey 4960), described in that certain unrecorded agreement between Clark Taylor and Solitude Ski Corporation. Basis of bearing for subject parcel being North 89°48'56" West 1309.22 feet (measured) between the brass cap monuments monumentalizing the North line of the Northeast Quarter of the Northeast Quarter of said Section 27. Subject parcel being more particularly described as follows:

Beginning at the Northwest corner of that certain 0.07 acre parcel out of the Little Dollie Mining Claim, (United States Mineral Survey 4960), described in that certain unrecorded agreement between Clark Taylor and Solitude Ski Corporation, said corner being located South 23°34'03" West 178.83 feet, and South 48°02'09" East 150.00 feet along the North line of said Giles Flat Claim and North 29°08'00" East 26.43 feet from the G.L.O. brass cap monument monumentalizing the Northwest corner of said Sixteenth (16th) Section; thence North 29°08'00" East 18.19 feet; thence South 48°17'00" East 112.00 feet; thence South 29°08'00" West 18.19 feet; thence North 48°17'00" West 112.00 feet coincident with the North line of said 0.07 acre parcel to the point of beginning.

Together with a nonexclusive 5.00 foot wide easement for utility purposes, 2.5 feet each side of the following described center line: beginning at a point on the west line of the Little Dollie Mining Claim and a point on the Grants west boundary said point being located South 09°23'40" West 52.99 feet from the G.L.O. brass cap monument monumentalizing the northwest corner of the Northeast Quarter of the Northeast Quarter of Section 27, Township 2 South, Range 3 East, Salt Lake Base and Meridian; thence South 47°26'42" East 148.32 feet; thence South 42°37'38" West 92.89 feet; thence South 04°52'07" East 36.74 feet; thence South 09°49'22" West 7.61 feet to the westerly boundary of said Taylor parcel.

TOGETHER WITH all and singular the tenements, hereditaments, appurtenances, water rights, reversions, remainders, rents, issues, easements, covenants, profits, and licenses, and all other rights and privileges, of any kind or nature whatsoever, belonging to the above-described property, or in any manner appertaining or relating to the above-described property, or held or enjoyed in connection with the above-described property, including, without limitation, the Grants of Easement recorded in the office of the Salt Lake County Recorder, State of Utah, at Book 3581, Page 436, Document No. 2620276; Book 4411, Page 186, Document No. 2878770; and Book 4411, Page 187, Document No. 2878771.