

UTILITY EASEMENT

DESERT ROSE INN, LLC., a Utah limited liability company, Grantor of 701 West Main Street, Bluff, Utah 84512, does hereby CONVEY to EMERY TELCOM, Grantee of P.O. Box 629, Orangeville, Utah, 84537, an easement and right-of-way to use Grantors land for the installation, construction, operation, and maintenance of a communication cable, and appurtenant works, hereafter called "Facilities", under, across, and upon the lands, hereafter described, together with the right to excavate and place fill as necessary and along with the right to trim or remove trees, bushes, undergrowth and other obstructions to the extent necessary to avoid interference with the location construction, operation, and maintenance of said communication cable, provided that Grantee restores affected area to a condition reasonably acceptable to said Grantors. The above referred-to land is situated in San Juan County, State of Utah, and is particularly described as follows, to-wit:

UTILITY EASEMENT

A 10.00-foot-wide easement being 5.00 feet on each side of the following described centerline for an overhead communications cable.

Beginning at a point which is located N 04°12'18" W, 97.29 feet along the east line of Lot 1 from the Southeast Corner of Lot 1, Block 18 of the Cottonwood Addition, Official Records of the San Juan County Recorder, said point being at the centerline of an existing overhead power line; thence S 77°38'27" W, 364.55 feet to an existing power pole; thence S 69°53'17" W, 272.84 feet along said power line to the west line of Parcel No. C40210267806.

The side lines of said easement to be shortened or extended to meet at angle points and to terminate at property line.

TO HAVE AND TO HOLD the same unto the said Grantee, its successors and assigns, so long as such Facilities shall be maintained, with the right of ingress and egress to and from said right of way to install, maintain and operate, repair, inspect, protect, remove and replace the same. During temporary periods Grantee may use such portion of the property along and adjacent to said right of way as may be reasonably necessary in connection with the installation, construction, maintenance, repair, removal or replacement of said Facilities.



WITNESS the hand of said Grantor this 5th day of February, 2021

Desert Rose Inn, LLC.

Amer Mi Turneh

By: Amer Turneh Title: President

STATE OF UTAH)
COUNTY OF San Juan

On the 5th day of February, 2021, personally appeared before me, Amer Turneh, who states that he/she is the President of DESERT ROSE INN, LLC., and with authority of said DESERT ROSE INN, LLC., executed the same.



[Signature]
Notary Public