

RETURN TO:
MOUNTAIN BELL
250 BELL PLAZA ROOM 501
SALT LAKE CITY, UTAH 84110

BOOK **1409** PAGE **669**
RIGHT-OF-WAY EASEMENT
(Condominium - Corporate)

M.S.T.&T. CO. FORM 335 OCC
(4-87)

R/W NUMBER 76946

RECEIVED of grantee, The Mountain States Telephone and Telegraph Company, \$ 1.00 (ONE), in consideration of which the undersigned grantor hereby grants, bargains, and conveys unto said Company, its associated and allied corporations, its and their respective successors, assigns, lessees, and agents, a right of way, easement, and the right to construct, operate, maintain, replace, enlarge, reconstruct, improve, repair, and remove such communication line facilities and appurtenances thereto, either above ground or underground, as said grantee may from time to time require in the following-described condominium project or development that is to consist of lands and buildings or structures, and appurtenances thereto, which the undersigned owns or in which the undersigned has any interest, to wit:

in and through the corridors, walls, ceilings, floors, and ducts in each of the individual condominium units in said project or development, as well as in the buildings or structures to be owned in common by all of the owners of the individual units; and upon, over, under and across those certain strips of land of various widths in said project or development as indicated, and lying along the center lines as shown, on the attached Plat, designated Exhibit A, and which is dated 8th day of September, A.D. 1982, and as said Plat and Exhibit may be amended or revised from time to time, said Plat and Exhibit by this reference being made a part hereof, representing that certain condominium project or development

known as Millcreek Manor Condominium
(Name of Condominium)

in the vicinity of 13th & Lincoln Ogden
(Street Intersection) (City)

situate in Section 20 Township 6 North Range 1 West
in the County of Weber State of Utah

the Declaration for which was Recorded: Book No. 1399 Page No. 1546

TOGETHER with the following rights: (a) of ingress and egress over and across the lands of the undersigned to and from the aforesaid strips for the purpose of exercising the rights herein granted; (b) to place location-markers on or beyond said strips; (c) to clear and keep cleared all trees, roots, brush, and other obstructions from the surface and subsurface of the said strips, without grantee being obligated to do so; and (d) to permit other corporations to attach wires and fixtures to the said Company's communication facilities or to use trenches jointly with the said Company.

UNDERSIGNED landowner for itself, successors and assigns, reserves the right to occupy, use, and cultivate said strips of land for all purposes not inconsistent with the rights herein granted to said Company; and does hereby covenant that no structures shall be erected or permitted on said strips and that the said strips shall not be used in any manner which will interfere with or damage the communication facilities installed pursuant to this grant, or interfere with the maintenance, repair and replacement of said facilities.

GRANTEE agrees that any underground communication facilities shall be originally placed at least TWENTY FOUR (24) inches deep in order to reduce the possibility of interference with the ordinary and reasonable use of the said strips by the undersigned, and to pay for damages to landscaping arising from the construction and maintenance of the aforesaid facilities.

Signed and sealed this 8th day of September, A.D. 1982, by the undersigned representative(s) or agent(s) of Owner, Declarant, Managing Association or Attorney-in-Fact, as the case may be, as Grantor, having full power and authority to execute this instrument in behalf of all persons having any title or interest in the lands, buildings and structures, and appurtenances thereto, constituting said condominium.

ATTEST:

(Landowner) Millcreek Manor Condominium (Grantor)
(Official name of Company or Corporation)

By Wayne A. Taylor (Seal)

Secretary (Seal)

Sole owner
(Title of official authorized to execute this instrument)

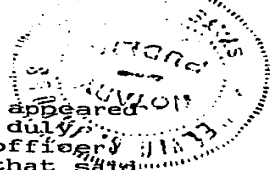
NOTARY'S ACKNOWLEDGMENT: (When this document is prepared, insert below the company or corporate acknowledgment form as required by statute of the State in which the said project is located.) (See Appendix 1, Sect. 5 of U.C.A. 173.)

STATE OF UTAH)
County of Salt Lake) ss.

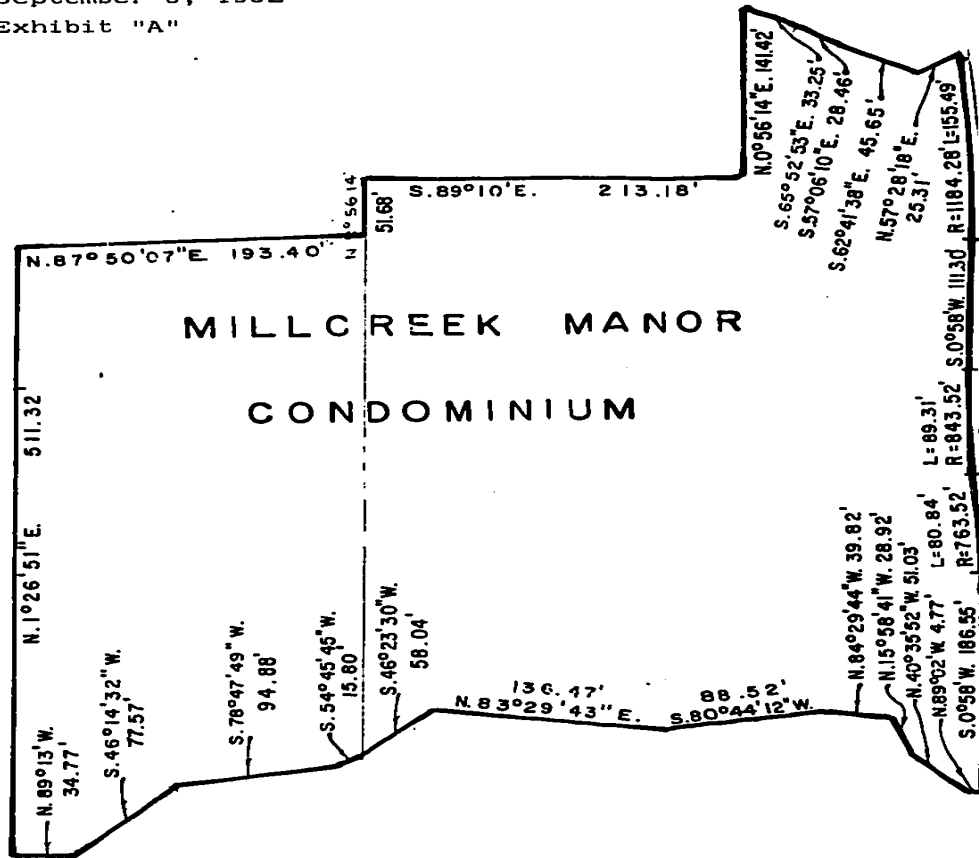
On the 8th day of September, A.D. 1982, personally appeared before me Wayne A. Taylor, who, being by me duly sworn, did say that he is the president (or other officer) of Millcreek Manor Condominium, a corporation, and that said instrument was signed in behalf of said corporation by authority of its by-laws, and said Wayne A. Taylor acknowledged to me that said corporation executed the same.

WITNESS my hand and official seal this 8th day of September, 1982.
My commission expires October 16, 1982.

William A. Jacob
Notary Public



September 8, 1982
Exhibit "A"



Part of the Northeast Quarter and the Northwest Quarter of Section 20, T6N, R1W, SLB&M: Beginning at a point located S89°13'00"E 352.72 feet and N0°58'00"E 56.57 feet from the Southwest Corner of the Northeast Quarter of Section 20, T6N, R1W, SLB&M, point of beginning being on the West line of Lincoln Avenue; thence N89°02'00"W 4.77 feet to an existing fence line; thence along existing fence lines the following nine courses: N40°35'52"W 51.03 feet, N15°58'41"W 28.92 feet, N84°29'44"W 39.92 feet, S80°44'12"W 88.52 feet, N83°29'43"W 136.47 feet, S46°23'30"W 58.04 feet, S54°45'45"W 15.80 feet, S78°47'49"W 94.88 feet, S46°14'32"W 77.57 feet, thence N89°13'00"W 34.77 feet, thence N01°26'51"E 511.32 feet, thence N87°50'07"E 193.40 feet, thence N0°56'14"E 51.68 feet, thence S89°10'00"E 213.18 feet, thence N0°56'14"E 141.42 feet, more or less to the centerline of Mill Creek, thence along the centerline of Mill Creek the following four courses, S65°52'53"E 33.25 feet, S57°06'10"E 28.46 feet, S62°41'38"E 45.65 feet, N57°28'18"E 25.31 feet, to the West line of Lincoln Avenue, thence along said West line the following five courses, right along the arc of a 1184.28 foot radius curve a distance of 155.49 feet, (chord bears S2°47'40"E 155.38 feet), S0°58'00"W 111.30 feet, left along the arc of a 843.52 foot radius curve a distance of 89.31 feet (chord bears S2°04'00"E 89.27 feet), right along the arc of a 763.52 foot radius curve a distance of 80.84 feet (chord bears S2°04'00"E 80.81 feet), S0°58'00"W 186.55 feet to the point of beginning.

864129

PLATTED VERIFIED
 ENTERED MICROFILMED

JON FREESTON 500
 WEBER COUNTY RECORDER
 DEPUTY *Marianne Shreiner*
 SEP 15 1 47 PM '82
 FILED *Mountain Bell*

Exhibit "A"