

REV050712

Return to:

Rocky Mountain Power

Lisa Louder/D. Rauhe

1407 West North Temple Ste. 110

Salt Lake City, UT 84116

Project Name: Tubroz

Project Tract Number: _____

WO#: 5689596

RW#: _____

11508160

11/05/2012 12:08 PM \$16.00

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GARY W. OTT

RECORDER, SALT LAKE COUNTY, UTAH

ROCKY MOUNTAIN POWER

ATTN: LISA LOUDER

1407 W NORTH TEMPLE STE 110

SLC UT 84116-3171

BY: KSR, DEPUTY - WI 4 P.

RIGHT OF WAY EASEMENT

For value received, Tubroz, LLC, a Utah Limited Liability Company, ("Grantor"), hereby grants to PacifiCorp, an Oregon Corporation, d/b/a Rocky Mountain Power its successors and assigns, ("Grantee"), an easement for a right of way 10 feet in width and 10 feet in length, more or less, for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of electric power transmission, distribution and communication lines and all necessary or desirable accessories and appurtenances thereto, including without limitation: supporting towers, poles, props, guys and anchors, including guys and anchors outside of the right of way; wires, fibers, cables and other conductors and conduits therefore; and pads, transformers, switches, vaults and cabinets, along the general course now located by Grantee on, over, or under the surface of the real property of Grantor in Salt Lake County, State of Utah more particularly described as follows and as more particularly described and/or shown on Exhibit A attached hereto and by this reference made a part hereof:

Legal Description:

Beginning at a point that is South 0°07'07" East (Basis of Bearing) 210.26' and East 193.74' From the Center of Section 22, Township 1 South Range 1 West, Salt Lake Base and Meridian; Said point of beginning being the Centerline of the abandoned Parkway Ave; Thence South 0°07'00" East 297.00' (296.98' mea) to the North Right of Way line of Whitlock Ave; Thence East 150.00'; Thence North 0°07'00" West 506.69'; Thence North 89° 54'44" West 150.0' Thence South 00°07'00" East 209.94' to the point of beginning.

also known by street and number as: 1666 West Whitlock Avenue, West Valley City, UT 84119, 1690 West Parkway Avenue, West Valley City, UT 84119, and 2469 South Redwood Road, West Valley City, UT 84119

Assessor Parcel No.

1522402007

Together with the right of access to the right of way from adjacent lands of Grantor for all activities in connection with the purposes for which this easement has been granted; and together with the present and (without payment therefore) the future right to keep the right of way and adjacent lands clear of all brush, trees, timber,

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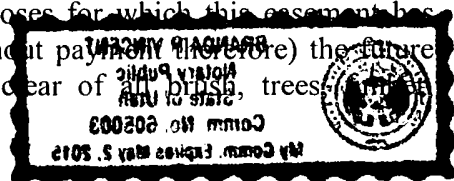
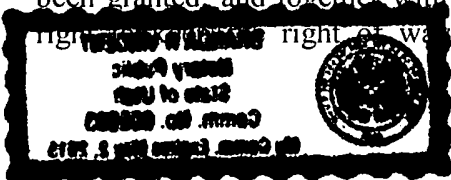
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Assessor Parcel No. 1522402007

Together with the right of access to the right of way from adjacent lands of Grantor for all activities in connection with the purposes for which this easement has been granted; and together with the present and (without payment in advance) the future right of way and adjacent lands clear of all brush, trees,



- P003 COPY -
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structures, buildings and other hazards which might endanger Grantee's facilities or impede Grantee's activities.

At no time shall Grantor place, use or permit any equipment or material of any kind that exceeds twelve (12) feet in height, light any fires, place or store any flammable materials (other than agricultural crops), on or within the boundaries of the right of way. Subject to the foregoing limitations, the surface of the right of way may be used for agricultural crops and other purposes not inconsistent, as determined by Grantee, with the purposes for which this easement has been granted.

The rights and obligations of the parties hereto shall be binding upon and shall benefit their respective heirs, successors and assigns.

TUBIOZ LLC
 Dated this 18 day of October, 2017.

Steven Hunt
 PRINT GRANTOR NAME

TUBIOZ LLC by Steven Hunt
 GRANTOR SIGNATURE

PRINT GRANTOR NAME

GRANTOR SIGNATURE

Acknowledgment by a Corporation, LLC, or Partnership:

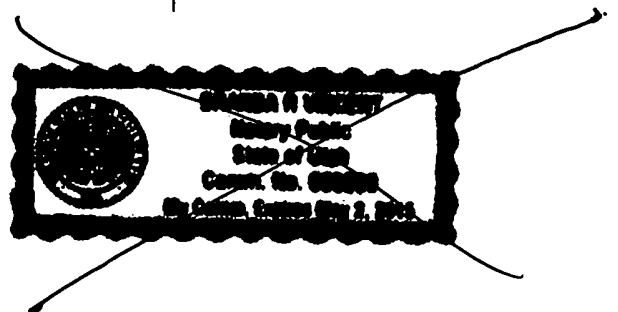
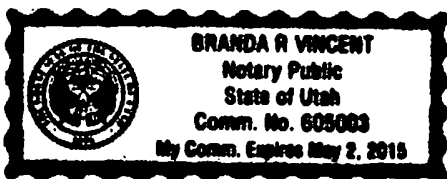
STATE OF Utah)
) ss.
County of Salt Lake)

On this 18 day of October, 2017, before me, the undersigned Notary Public in and for said State, personally appeared Steven Hunt (name), known or identified to me to be the (president / vice-president / secretary / assistant secretary) of the corporation, or the (manager / member) of the limited liability company, or a partner of the partnership that executed the instrument or the person who executed the instrument on behalf of said entity, and acknowledged to me that said entity executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

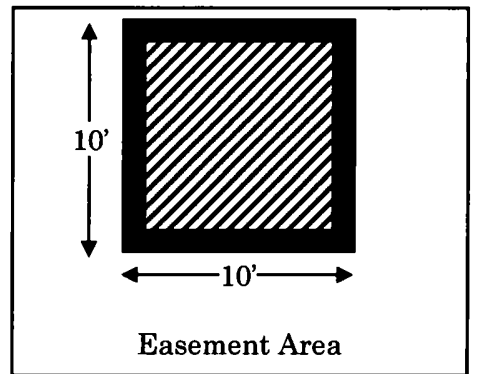
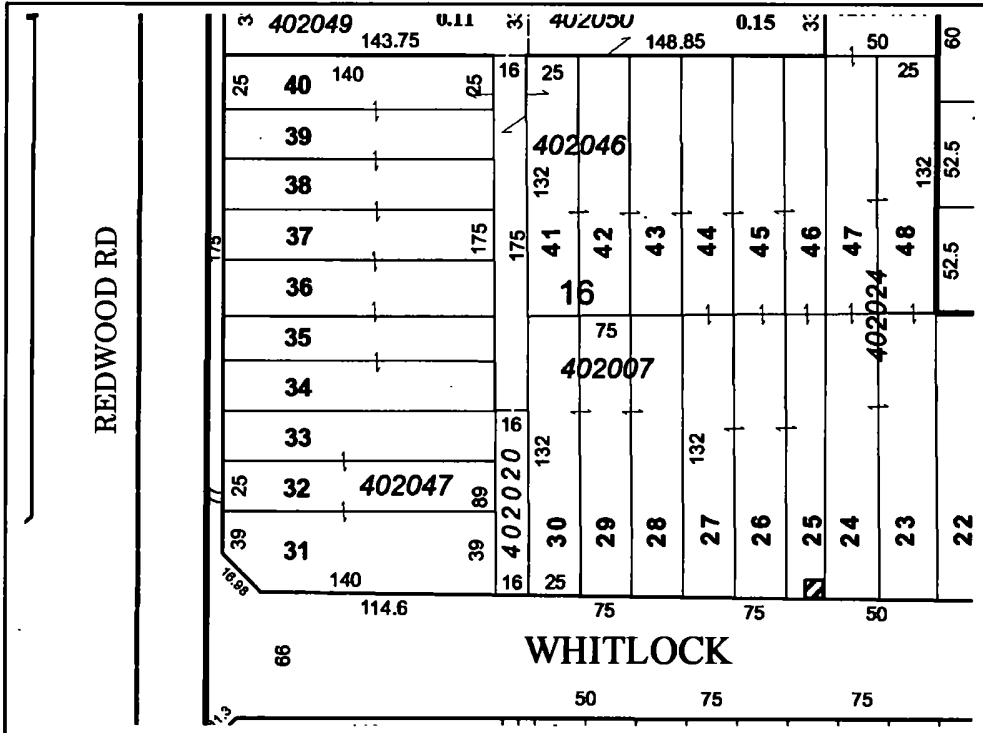
Brandi R Vincent
(notary signature)

NOTARY PUBLIC FOR Utah (state)
Residing at: Salt Lake County UT (city, state)
My Commission Expires: May 2 2015 (d/m/y)



Property Description

Quarter: W 1/2 Quarter: SE 1/4 Section: 22 Township 1S, Range 1W,
 Salt Lake Meridian
 County: Salt Lake State: Utah
 Parcel Number: 1522402007



CC#: 11441 WO#: 5689596

Landowner Name: Tubroz, LLC

Drawn by: D. Rauhe

This drawing should be used only as a representation of the location of the easement being conveyed. The exact location of all structures, lines and appurtenances is subject to change within the boundaries of the described easement area.

EXHIBIT A



SCALE: NTS