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WHEN RECORDED MAIL TO:
Questar Gas Company
P.O. Box 45360, Right-of-Way
Salt Lake City, UT 84145-0360
RichmondAmerica/ROW;

13440756
10/27/2020 02:43 PM \$128.00
Book - 11047 Pg - 8499-8502
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
QUESTAR GAS COMPANY
PO BOX 45360
SALT LAKE CITY UT 84145
BY: ADA, DEPUTY - WI 4 P.

Space above for County Recorder's use
PARCEL I.D. #26-26-101-008, 26-26-101-009,
26-26-102-002, 26-26-102-003, 26-26-103-0001,
26-26-104-001 thru 26-26-104-009, 26-26-105-001
thru 26-26-105-019, 26-26-126-018 thru
26-26-126-024, 26-26-126-026 thru 26-26-126-039

RIGHT-OF-WAY AND EASEMENT GRANT

Richmond American Homes of Utah, Inc., a Colorado corporation, do(es) hereby convey and warrant to QUESTAR GAS COMPANY dba Dominion Energy Utah, Grantee, its successors and assigns, for the sum of ONE DOLLAR (\$1.00) in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, a right-of-way and easement to construct, lay, maintain, operate, repair, alter, inspect, protect, make connections to, remove and replace pipelines, valves, valve boxes and install cathodic monitoring and mitigation facilities and other gas transmission and distribution facilities (hereinafter collectively called "Facilities"), through and across the following described land and premises situated in the County of Salt Lake, State of Utah, more particularly described as follows, to-wit:

A Utility Easement over the front 12 feet of Lots 101-109 and 111-155
Jackson Phase 1 Subdivision, according to the plat thereof as recorded
the office of the Salt Lake County Recorder. *See attached legal descriptions PP*

TO HAVE AND TO HOLD the same unto 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 and easement to construct, lay, maintain, operate, repair, alter, inspect, protect, make connections to, remove and replace the same. This right-of-way and easement shall carry with it the right to use any available access road(s) for the purpose of conducting the foregoing activities. During temporary periods, Grantee may use such portion of the property along and adjacent to said right-of-way and easement as may be reasonably necessary in connection with construction, maintenance, repair, removal or replacement of the Facilities. Grantor(s) shall have the right to use said premises except for the purposes for which this right-of-way and easement is granted to Grantee, provided

such use does not interfere with the Facilities or any other rights granted to Grantee hereunder.

Without limiting the generality of the foregoing, Grantor(s) does hereby covenant, warrant and agree as follows:

1. Grantor(s) shall not build or construct, nor permit to be built or constructed, over or across the right-of-way and easement, any building, retaining walls, rock walls, footings or improvement which impairs the maintenance or operation of the Facilities.

2. Grantor(s) shall not change the contour within the right-of-way and easement without prior written consent of Grantee.

3. Grantor(s) shall not plant, or permit to be planted, any deep-rooted trees, or any vegetation with roots that may damage the Facilities, within the right-of-way and easement, without prior written consent of Grantee.

4. Grantor(s) shall not place personal property within the right-of-way and easement that impairs the maintenance or operation of the Facilities.

5. Grantee shall have the right to cut and remove timber, trees, brush, overhanging branches, landscaping and improvements or other obstructions of any kind and nature which may injure or interfere with Grantee's use, occupation or enjoyment of this easement and right-of-way, without liability to Grantor(s), and without any obligation of restoration or compensation.

6. Grantor(s) agrees to indemnify, hold harmless and defend Grantee, its agents and employees, from all claims, mechanics liens, demands, damages, actions, costs and charges for personal injury and property damage, and any other liabilities, including attorney's fees, arising out of or by any reason of Grantor's use of the right-of-way and easement or any activities conducted thereon by Grantor(s), his/her/its agents, employees, invitees or as a result of Grantor's negligence.

This right-of-way and easement shall be binding upon and inure to the benefit of the successors and assigns of Grantor(s) and the successors and assigns of Grantee, and may be assigned in whole or in part by Grantee.

It is hereby understood that any parties securing this grant on behalf of Grantee are without authority to make any representations, covenants or agreements not herein expressed.

Jackson Phase 1 Dominion Right of Way Easement Grant

*"Exhibit A" PP
Legal Descriptions*

Lot 101, JACKSON PH 1 SUB
Lot 102, JACKSON PH 1 SUB
Lot 103, JACKSON PH 1 SUB
Lot 104, JACKSON PH 1 SUB
Lot 105, JACKSON PH 1 SUB
Lot 106, JACKSON PH 1 SUB
Lot 107, JACKSON PH 1 SUB
Lot 108, JACKSON PH 1 SUB
Lot 109, JACKSON PH 1 SUB
Lot 111, JACKSON PH 1 SUB
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