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ER 67-4100

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36396

(Utah Individual 4-78)

UTAH POWER & LIGHT COMPANY

EASEMENT

170B.

and
 his wife, Grantor _____, do hereby convey _____ to UTAH POWER & LIGHT COMPANY, a corporation, its successors in interest and assigns, Grantee, for the sum of One Dollar (\$1.00) and other valuable consideration, a perpetual easement and right of way for the erection, operation and continued maintenance, repair, alteration, inspection, relocation and replacement of one or more transmission and distribution circuits of the Grantee, with the necessary poles, towers, guys, stubs, crossarms, braces and other attachments affixed thereto, for the support of said circuits, on, over and across the following described real property located in _____ Utah _____ County, Utah:

Said tract of land situate in the S 1/2 of the SE 1/4 of Section 19, Township 7 South, Range 3 East, Salt Lake Meridian, described as follows:

Beginning on the south boundary line of the Grantors' land at a point 1380 feet east, more or less, from the south one quarter corner of Section 19, T. 7 S., R. 3 E., S.L.M. and running thence N.42°58'W. 760 feet, more or less, to the north boundary line of said Grantors' land, thence East 175 feet, more or less, along said north boundary line, thence S.42°58'E. 760 feet, more or less, to the south boundary line of said Grantors' land, thence West 175 feet, more or less, along said south boundary line to the point of beginning; containing 2.09 acres, more or less.

Payment of 2,900.00 received at time of execution of this agreement and a balance of 18,000.00 will be paid on demand. *ve J.M.A.*

Together with full right and authority to Grantee, its successors, licensees, lessees, contractors or assigns, and its and their agents and employees to enter at all times upon said premises to survey, construct, repair, remove, replace, reconstruct, patrol, inspect, improve, enlarge and maintain electric transmission and distribution lines and communication facilities, both overhead and underground, including towers, poles and other supports, together with braces, guys, anchors, crossarms, cables, conduits, wires, conductors, manholes, transformers and other fixtures, devices and appurtenances used or useful in connection therewith, and full right and authority to cut, remove, trim or otherwise control all trees, brush and other growth on or overhanging said premises.

At no time shall any flammable material or any building of any kind be placed or erected within the boundaries of said right of way, nor shall any equipment or material of any kind that exceeds 12 feet in height be stored thereon by Grantor or by Grantors' heirs, successors or assigns.

WITNESS the hand _____ of the Grantor _____, this 11th day of August A.D. 19 78.

Frankie N. Averett

STATE OF UTAH)
 COUNTY OF _____) ss
 Commission _____

On the 11th day of August, A.D. 1978, personally appeared before me *Frankie N. Averett* and his wife, personally known to me to be the signer of the foregoing instrument, who duly acknowledged to me that *She* executed the same.

My Commission expires: August 15, 1982

Description Approved *Del*
 Form & Execution Approved _____

Verdun Clark Notary Public
 Residing at *Salt Lake City, Utah*
 File No. _____

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