

Return to:

Rocky Mountain Power
Skip McDonnell, Rights of Way
1407 W. North Temple Ste. 110
Salt Lake City, UT 84116

WO#: 10030621.11
RW: 20030188.SM

10089437

05/04/2007 11:57 AM \$14.00
Book - 9460 Pg - 449-451
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
ROCKY MOUNTAIN POWER
1407 W NORTH TEMPLE
SLC UT 84116-3171
BY: EPM, DEPUTY - WI 3 P.

RIGHT OF WAY EASEMENT for OVERHANG

For value received, Creative Studios Trust, dated June 29, 2004 (Grantor) hereby grants to PacifiCorp, an Oregon Corporation, d/b/a Rocky Mountain Power, its successors and assigns (Grantee), an overhang easement for a right of way for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of electric transmission lines, distribution lines and communication lines and all necessary or desirable accessories and appurtenances thereto, including guys and anchors, wires, fibers, cables and other conductors and conduits therefor; but not including supporting towers, poles and props; 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(s) "A" attached hereto and by this reference made a part hereof:

A parcel of land being part of an entire tract of land conveyed to Peggy Jean Hepworth and Paul Fuwell, as joint trustees of the Jules Roscoe Fuwell Revocable Living Trust by Quit Claim Deed filed for record on November 8, 2000 as Entry No. 7756529 in Book 8400 at Page 952 of the Official Records of the Salt Lake County Recorder and situate in the Northeast Quarter of Section 8, Township 1 South, Range 1 East, Salt Lake Base and Meridian. The boundaries of said parcel are described as follows, to wit:

Beginning at a point 234.00 feet N.89°57'15"E along the north right of way line of 800 South Street from the Southwest Corner of Lot 4, Block 5, Plat "F", Salt Lake City Survey and running thence N.00°00'04"W 12.37 feet; thence S.89°54'43"E 40.00 feet to the east line of the Grantor's land; thence S.00°00'04"E 12.28 feet along said east line to the north line of said 800 South Street; thence S.89°57'15"W 40.00 feet along said north line to the point of beginning. The above-described part of an entire tract contains 493 square feet or 0.012 acre.

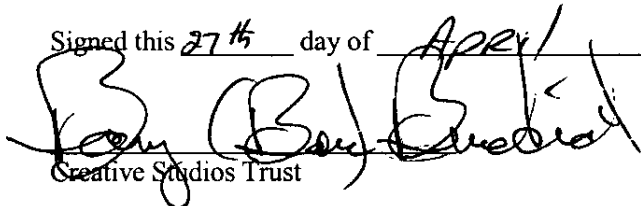
Assessor's Map No. _____ Tax Parcel No. 16-08-205-013

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 therefor) the future right to keep the right of way and adjacent lands clear of all brush, trees, timber, structures and other hazards which might endanger Grantee's facilities or impede Grantee's activities.

At no time shall Grantor erect or permit the erection of any buildings or structures of any kind or nature, or place or use or permit any equipment or material of any kind that exceeds 12 feet in height, or light any fires, or 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 roads, agricultural crops and other purposes not inconsistent 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; and this easement shall terminate if and when Grantee shall have abandoned all use of the right of way and no longer has any future need therefor.

Signed this 27th day of April, 2007.


Creative Studios Trust

REPRESENTATIVE ACKNOWLEDGEMENT

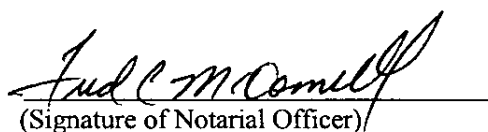
STATE OF Utah

COUNTY OF SALT LAKE §

This instrument was acknowledged before me on April 27, 2007,

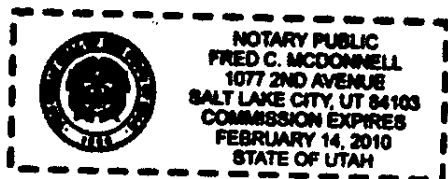
by Barry O. Benedict name(s) of person(s)

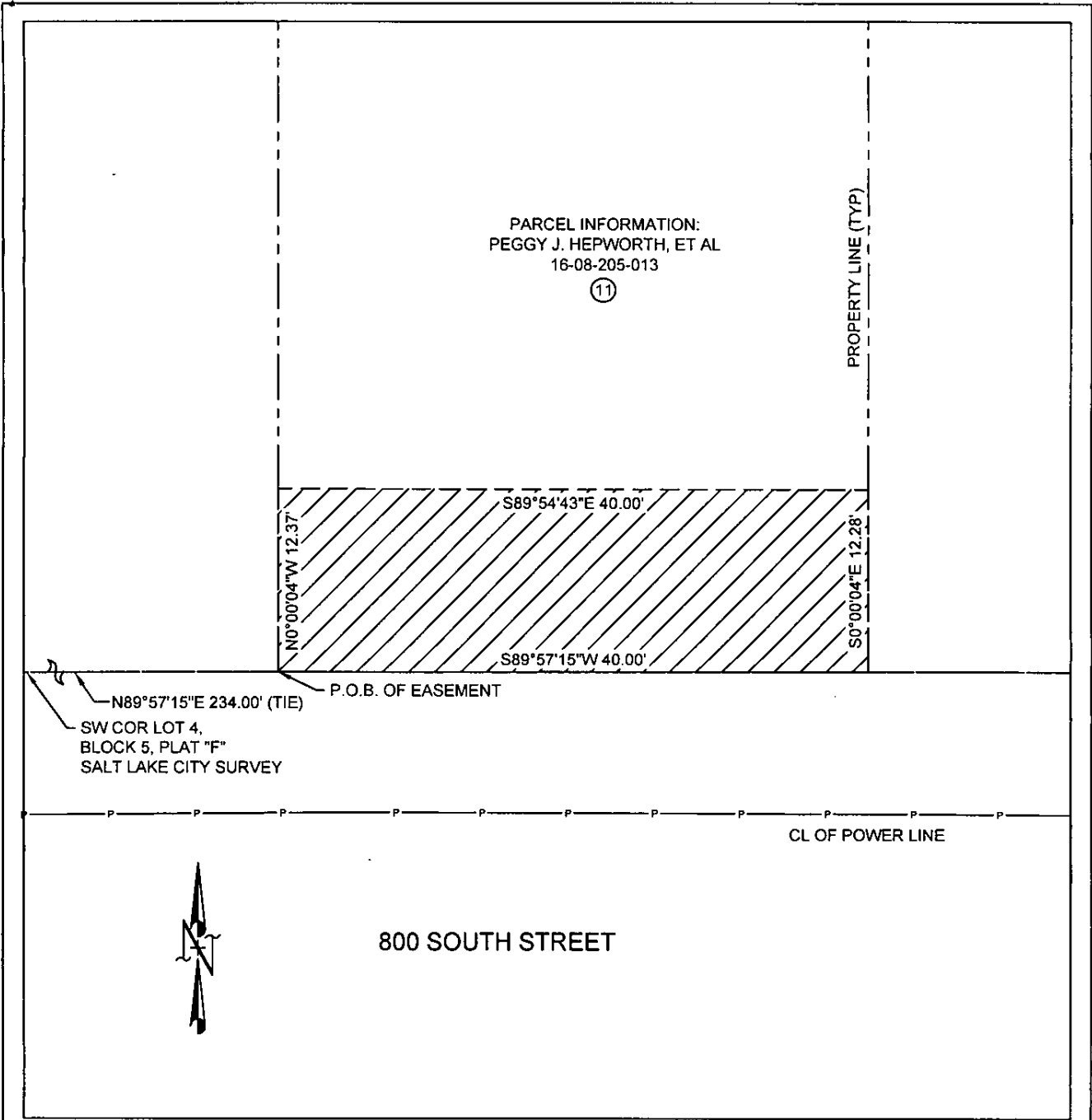
as owner (type of authority, e.g., officer, trustee, etc.) of the CREATIVE STUDIOS TRUST.


(Signature of Notarial Officer)

February 14, 2010
(My commission expires: Date)

(Seal)





EASEMENT DESCRIPTION:

An easement over property owned by PEGGY J. HEPWORTH, ET AL ("Grantors"), situated in Section 8, Township 1 South, Range 1 East, Salt Lake Base & Meridian, Salt Lake County, Utah, and being more particularly described as follows:

The portion of "Grantor's" land shown above (see easement document)

Contains: 0.012 acres, more or less, (as described)

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 RIGHT OF WAY HEREIN GRANTED

REV 0	DATE: 3/7/07	DESC. MCCLELLAND - EMIGRATION	BY SAM	CHK SB	APP KT
-------	--------------	-------------------------------	--------	--------	--------

ELECTRICAL CONSULTANTS, INC.
SALT LAKE CITY, UTAH

1410 South 600 West Woods Cross, UT 84087 (801) 282-9654

EXHIBIT "A"
THROUGH PEGGY J. HEPWORTH, ET AL PROPERTY
SECTION 8, T.1.S., R.1.E.
SALT LAKE BASE & MERIDIAN

ROCKY MOUNTAIN POWER
A DIVISION OF PACIFICORP

SCALE 1"=10'