

Courtesy Recording

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Lorie Leavitt
2601 West SR 32
Peoa, Utah 84061

RIGHT-OF-WAY AND EASEMENT

WHEREAS, Orland L. and Colleen Crandall Family Trust and (hereinafter "Crandall") are the owners of a certain parcel of land located in Summit County, State of Utah, and So.Pair-A-Dice, LLC (hereinafter "So.Pair") are the owners of adjoining property:

WHEREAS, Crandall and So.Pair have agreed upon a right-of-way for a road across said land of Crandall in favor of So.Pair;

NOW, THEREFORE, be it agreed between Crandall and So.Pair on this 15 day of February, 2008, as follows:

1. In consideration of the agreement hereinafter made, Colleen W. Crandall, Trustee and Orland L. Crandall, Trustee of the Orland L. and Colleen W. Crandall Family Trust conveys to So.Pair-A-Dice, L.L.C. a right-of-way and easement over the property of Crandall, said right-of-way legally described as follows:

A sixty (60) foot wide easement and right of way for ingress, egress and all necessary utilities for up to four (4) single family residences, being 55 feet westerly and 5 feet easterly of the following described Description:

A centerline description of an existing dirt road located more or less, along the easterly line of parcel CD115-116-B, and having a Basis of Bearing taken as West between the North 1/4 Corner and the Northwest Corner of Section 24, Township 2 South Range 5 East, SLBM.

Beginning at a point West 726.85 feet and South 507.46 feet from the North 1/4 corner of Section 24, T. 1 South, R. 5 East, SLBM, which point is located at an existing dirt road on the southerly line of State Road 32, and running thence South 7deg07'41" West 297.19 feet along said road thence South 54deg38'32" West 56.73 feet along said road to the southerly line of Parcel CD-115-116-B and the northerly line of Parcel CD-119-C.

Parcel: CD-115-116-B

3. Crandall, at their expense, will defend said right-of-way against anyone claiming it or in any manner preventing free and unobstructed use of it by So..Pair-A-Dice, L.L.C. So.Pair-A-Dice, L.L.C. shall be responsible for any and all upkeep, maintenance and improvement on said right of way and easement, and Crandall, or their heirs and assigns, herein shall incur no liability or obligation thereof.

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Mary Ann Trussell, Summit County Utah Recorder
04/08/2015 04:24:23 PM Fee \$14.00

By First American - Sun Peak
Electronically Recorded

**Road Centerline Description
Right of Way to Parcel CD-119-C**

A centerline description of an existing dirt road located more or less, along the easterly line of parcel CD-115-116-B, and having a Basis of Bearing taken as West between the North 1/4 Corner and the Northwest Corner of Section 24, Township 2 South, Range 5 East, Salt Lake Base and Meridian

Beginning at a point West 726.85 feet and South 507.46 feet from the North 1/4 Corner of Section 24, Township 1 South, Range 5 East, Salt Lake Base and Meridian, which point is located at an existing dirt road on the southerly line of State Road 32, and running thence South 7°07'41" West 297.19 feet along said road thence South 54°38'32" W 56.73 feet along said road to the southerly line of Parcel CD-115-116-B and the northerly line of Parcel CD-119-C.

4. The consideration for the conveyance of this right-of-way by Crandall has been the conveyance of other property, which transfer has taken place prior to the execution of this agreement herein.

5. This agreement shall inure to and bind the heirs, executors, administrators and assigns of the parties, and shall constitute a covenant running with the property of Crandall.

DATED this 2nd day of April, 2015
~~February, 2008~~

Orland L. Crandall
Orland L. Crandall, Trustee

Colleen W. Crandall
Colleen W. Crandall, Trustee

Lorie Leavitt
Lorie Leavitt, managing member
SO.PAIR-A-DICE, LLC

STATE OF UTAH
COUNTY OF SUMMIT

On the 2nd day of April, 2015
~~February, 2008~~, Orland L. Crandall and Colleen W. Crandall and Lorie Leavitt,
personally appeared before me and duly acknowledged to me that they executed the foregoing Right
of Way and Easement..

Christine Riddell
Notary Public
Residing in: Summit County, Utah

My Commission expires: 6-1-2015

