

WHEN RECORDED MAIL TO:

Questar Gas Company
P.O. Box 45360, Right-of-way
Salt Lake City, UT 84145-0360
6099frand.ic; RW01

ENT 103189:2006 PG 1 of 3
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2006 Aug 10 3:26 pm FEE 16.00 BY KH
RECORDED FOR QUESTAR

Space above for County Recorder's use
PARCEL I.D.# 13:067-0013

RIGHT-OF-WAY AND EASEMENT GRANT
UT 22003

MELVIN V. FRANDBSEN, TRUSTEE OF THE MELVIN V. FRANDBSEN FAMILY LIVING TRUST, Grantor(s), of Utah County, State of Utah, do(es) hereby convey and warrant to QUESTAR GAS COMPANY, a corporation of the State of 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 50.00 feet in width to lay, maintain, operate, repair, inspect, protect, remove and replace pipelines, valves, valve boxes 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 Utah, State of Utah, to-wit:

Land of the Grantor located in the West Half of the Southeast quarter of Section 26, Township 5 South, Range 1 East, Salt Lake Base Meridian.

the centerline of said right-of-way and easement shall extend through and across the above-described land and premises as follows, to-wit:

Beginning at a point which lies North 00°05'23" West a distance of 1252.39 feet and South 89°55'03" West a distance of 1357.15 feet more or less from the Southeast corner of Section 26, Township 5 South, Range 1 East, Salt Lake Base Meridian, (A Utah recorded survey monument), said point being on a centerline of a gas pipeline for Questar Gas Company, known as Feeder Line 104 and the Grantor's East line; thence along said centerline North 64°54'51" West a distance of 469.95 feet more or less to a point which lies on the Grantor's West line, said point also being the point of terminus of the described centerline.

The total length of a gas pipeline right-of-way across the Melvin V. Frandsen Trust land, as described above is 469.95 feet or 28.48 rods or 0.09 miles more or less in length.

Basis of bearing is between two record Utah County survey monuments, the Northeast corner of Section 26 and the Southeast corner of Section 26, Township 5 South, Range 1 East, Salt Lake Base Meridian. (Record measurement between monuments North 00°05'23" West a distance of 5315.35 feet).

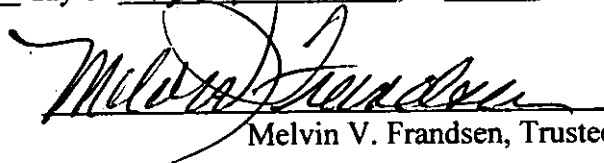
TO HAVE AND TO HOLD the same unto said Questar Gas Company, its successors and assigns, so long as such facilities shall be maintained, with the right of ingress and egress to and from said right-of-way to maintain, operate, repair, inspect, protect, remove and replace the same. This right-of-way and easement shall carry with it the right to use existing roads 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 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.

During the term of this grant and/or for any work by Grantee on the Lands, Grantee, or a contractor for Grantee, shall, with the expertise of a soil engineer, remove and replace soil in the pipeline trench in such a manner as to reasonably minimize any disruption to the natural flow of surface and subsurface water; and replace and make operational any fence, road, or irrigation system or ditch that is damaged due to the pipeline construction.

Grantor(s) shall not build or construct, nor permit to be built or constructed, any building or other improvement over or across said right-of-way, nor change the contour thereof, without written consent of Grantee. This right-of-way 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.

WITNESS the execution hereof this 4th day of August, 2006.


Melvin V. Frandsen, Trustee

STATE OF UTAH

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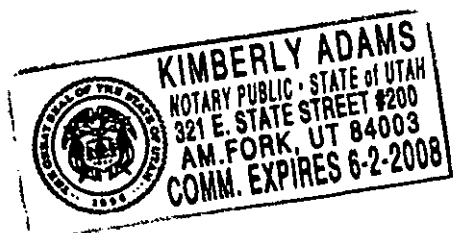
) ss.

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COUNTY OF UTAH

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On the 4th day of August, 2006, personally appeared before me
Melvin V. Frandsen, Trustee of the Melvin V. Frandsen Family
the signer(s) of the foregoing instrument, who duly acknowledged to me that he/she/they Living Trust
executed the same.



Kimberly Adams
Notary Public