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Book - 9608 Pg - 603-604
Gary W. Ott
Recorder, Salt Lake County, UT
SUTHERLAND TITLE
BY: eCASH, DEPUTY - EF 2 P.

When recorded mail to:
DBC ENTERPRISES, LLC
405 East 4450 North
Provo, Utah 84604

Easement

This Easement is made this 14, day of May, 2008, by DBC ENTERPRISES, LLC, a Utah limited liability company, hereinafter "DBC".

WHEREAS, DBC is the owner of certain real property situate in Salt Lake County, State of Utah, described as follows:

Units 1 through 97, inclusive, contained within MIDVALLEY STATION TOWN HOMES P.U.D., as the same is identified in the Record of Survey Map recorded in Salt Lake County, Utah, on May 10, 2007, as Entry No. 10096031, in Book 2007P of Plats, at Page 193 (as said Map may have heretofore been amended and/or supplemented), and in the Declaration of Covenants, Conditions and Restrictions of MIDVALLEY STATION TOWN HOMES P.U.D., a Planned Unit Development, recorded in Salt Lake County on January 10, 2008 as Entry No. 10319902, in Book 9557, at Page 6520 (as said Declaration may have heretofore been amended and/or supplemented). TOGETHER WITH a non-exclusive easement of use and enjoyment in and to the projects common areas and facilities, which include the rights of ingress and egress over and across the Private Streets within said Planned Unit Development.

Tax Parcel No's: 22-31-104-027 through 22-31-104-124, inclusive

WHEREAS, DBC is desirous of creating a perpetual permanent easement and right of way over, under, through and across each unit within said MIDVALLEY STATION TOWN HOMES P.U.D., as is necessary, for the installation, maintenance, and repair of gas, electrical and other utility connections, service lines and appurtenant parts related thereto, together with the reasonable rights of ingress and egress for the continued maintenance, operation, repair or replacement thereof, for the benefit of each unit, and through the common area appurtenant to each unit, for the support and repair of each unit, and the common area and all other units.

NOW THEREFORE, for and in consideration of the benefit derived herefrom and other good and valuable consideration, the receipt of which is hereby acknowledged, DBC ENTERPRISES, LLC, a Utah limited liability company (DBC), does hereby create a perpetual permanent easement and right of way over, under, through and across each unit contained within said MIDVALLEY STATION TOWN HOMES P.U.D., as is necessary, for the installation, maintenance, and repair of gas, electrical and other utility connections, service lines and appurtenant parts related thereto, together with the reasonable rights of ingress and egress for the continued maintenance, operation, repair or replacement thereof, for the benefit of each unit, and through the common area appurtenant to each unit, for the support and repair of each unit, and the common area and all other units.

It is intended that the easements, right of way, covenants and conditions set forth herein shall run with the real properties described, and shall be perpetual, forever burdening each unit, and for the benefit of each unit, and shall bind every person or entity having any fee, leasehold, or other interest therein, and shall inure to the benefit of and bind any party thereto, and their respective successors, assigns, heirs, devisees, legatees and personal representatives.

DBC ENTERPRISES, LLC, a Utah limited liability company


By: DOUGLAS E. CANNON Manager/Member

ACCOMODATION RECORDING ONLY:
Sutherland Title Company makes no representation as to the condition of title and assumes no liability or responsibility for the validity, sufficiency, or effect of this recording.

STATE OF UTAH }
 } ss.
COUNTY OF SALT LAKE }

On the 14th day of May, 2008, personally appeared before me DOUGLAS E. CANNON, the signer(s) of the foregoing instrument, who being by me duly sworn did say that he is the Managing Member of DBC ENTERPRISES, LLC, a Utah limited liability company, and that DOUGLAS E. CANNON executed the within instrument by authority of its Operating Agreement and said DOUGLAS E. CANNON Manager/Member duly acknowledged to me that he executed the same.

My commission expires. Witness my hand and official seal.

