

When Recorded Return To:

Todd Nielson
1092 E South Union Avenue
Midvale 84047

10569057

11/26/2008 9:56:00 AM \$21.00

Book - 9661 Pg - 4652-4656

Gary W. Ott

Recorder, Salt Lake County, UT

SALT LAKE TITLE

BY: eCASH, DEPUTY - EF 5 P.

RIGHT OF WAY GRANT

M. Scott Watkins, Grantor, of Salt Lake County, Utah, does hereby convey and warrant to Brent Winget, Carson Winget and Todd J. Nielson, collectively as Grantees, their successors, assigns, lessees, licensees and/or agents, a perpetual right of way for ingress and egress to and from said Grantee's property upon over and across the property described herein as Exhibit "C" situated in the County of Salt Lake, State of Utah.

WHEREAS Grantor is the present Owner of the parcel of land described herein as Exhibit "A".

WHEREAS Grantees are the present Owners of the parcel of land described herein as Exhibit "B".

WHEREAS A driveway as now presently exists over and across the Easterly portion of the property described herein as Exhibit "A", has been used by the various Owners of the land described herein as Exhibit "B" for over twenty years.

WHEREAS The parties to this agreement acknowledge the existence of a prescriptive use easement of said Driveway for access to the land described herein as Exhibit "B".

NOW THEREFORE The parties to this agreement wish to consummate said prescriptive use by creating of record the Right of Way as described herein as Exhibit "C" for the purposes as stated above.

Grantor shall have the right to use said premises, provided such use does not interfere with the rights granted to Grantee hereunder.

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

This right of way grant shall be binding upon and inure to the benefit of the successors and assigns of both the Grantor and Grantees, and is appurtenant to and runs with the land herein described.

ACCOMMODATION RECORDING
 THIS DOCUMENT IS BEING RECORDED
 SOLELY AS AN ACCOMMODATION TO THE
 PARTIES NAMED HEREIN. SALT LAKE TITLE
 & ESCROW CO. HEREBY EXPRESSLY
 DISCLAIMS ANY RESPONSIBILITY OR
 LIABILITY FOR THE ACCURACY OR THE
 CONTENT THEREOF

EXHIBIT "A"

Beginning 22 feet West and South 17° West 91.4 feet from the Southeast corner of Lot 1, Section 7, Township 2 South, Range 1 East, Salt Lake Meridian; thence North 62°55' West 60 feet; thence North 17° East 204.84 feet; thence East 61.67 feet; thence South 17° West 233.4 feet to beginning.

22-07-111-014

EXHIBIT "B"

Commencing 1.70 chains South and North 63° West 18.71 feet from the Southeast corner of Lot 1, Section 7, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 17° East 146.52 feet; thence North 72°25' West 37.925 feet; thence South 17° West 106.5 feet; thence South 20° East 0.77 chains; thence South 63° East 4.39 feet to the point of beginning.

22-07-111-016

05-185

EXHIBIT "C"

Driveway Easement:

The Easterly thirteen (13) feet of the approximate Southerly one hundred and twenty (120) feet of the following described property:

Sidwell No. 22-07-111-014

Beginning 22 feet West and South 17 degrees West 91.4 feet from the Southeast Corner of Lot 1, Section 7, Township 2 South, Range 1 East, Salt Lake Meridian; thence North 62 degrees 55' West 60 feet; thence North 17 degrees East 204.84 feet; thence East 61.67 feet; thence South 17 degrees West 233.4 feet to the point of beginning.