

When Recorded Mail To:

*BB SOLD, PC
6965 UNION PARK CENTER #160
MIDVALE, UTAH 84047*

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3/3/2009 10:16:00 AM \$31.00
Book - 9692 Pg - 9559-9567
Gary W. Ott
Recorder, Salt Lake County, UT
INTEGRATED TITLE INS. SERVICES
BY: eCASH, DEPUTY - EF 9 P.

GRANT OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT BB SOLD, PC, a Utah Corporation are the owners of certain real property located in Salt Lake County, State of Utah known as PROPOSED NORTHVIEW ESTATES SUBDIVISION which is more particularly described on Exhibit "A" attached hereto.

AND WHEREAS, ROBERT J. DEFA and RICHARD L. DEFA, are the owners of certain real property in Salt Lake County, State of Utah which is more particularly described on Exhibit "B" attached hereto.

AND WHEREAS, it is necessary and required by West Valley City and/or Salt Lake County that an Easement be created and granted for Storm Drainage and appurtenances thereto for the approval and development of the proposed subdivision.

AND WHEREAS, it is necessary and required by Granger Hunter Improvement District that an Easement be created and granted for Sanitary Sewer and appurtenances thereto for the approval and development of the proposed subdivision.

NOW THEREFORE, for good and valuable consideration and the mutual benefits derived therein, BB SOLD, PC, a Utah Corporation and ROBERT J. DEFA and RICHARD L. DEFA do hereby grant and convey unto WEST VALLEY CITY, GRANGER HUNTER IMPROVEMENT DISTRICT and SALT LAKE COUNTY a Right of Way and Easement for Storm Drain and Right of Way and Easement for Sanitary Sewer and appurtenances thereto upon, over, across and under the property described on Exhibit "C" attached hereto.

Dated this 24th day of Oct, 2008

BB SOLD, PC

Boyd B. Brown
By: Boyd B. Brown, President

Robert J. DeFa
ROBERT J. DEFA

Richard L. DeFa
RICHARD L. DEFA

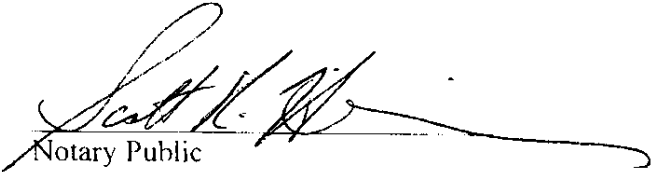
10.24.08

COURTESY RECORDING

This document is being recorded solely as a courtesy and an accommodation to the parties named therein. INTEGRATED TITLE INSURANCE SERVICES LLC hereby expressly disclaims any responsibility or liability for the accuracy or the content thereof.

State Of Utah)
)ss
County Of Salt Lake)

On this 24th day of Oct., 2008, personally appeared before me ROBERT J. DEFA and RICHARD L. DEFA, the signers of the above instrument, who duly acknowledged to me that they signed the same.


Notary Public

My Commission Expires: 12/28/08
Residing At: Midvale, Utah

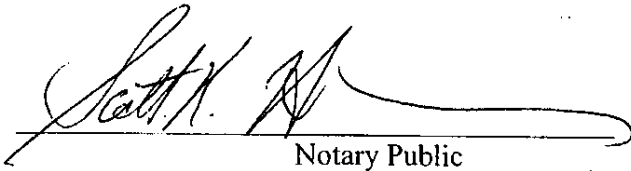


STATE OF UTAH

ss.

COUNTY OF SALT LAKE

On the 16th day of JANUARY, ²⁰⁰⁹ ~~2008~~, personally appeared before me BOYD B. BROWN who being by me duly sworn did say that he is the PRESIDENT of BB SOLD, PC, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors and the said BOYD B. BROWN duly acknowledged to me that said corporation executed the same.


Notary Public

My Commission Expires: 12/28/08
Residing at: SLC, Utah



EXHIBIT "A"

BEGINNING at a point on the North line of 4700 South Street said point being South 89°50'20" West 1010.50 feet along the Section line and North 00°07'46" West 33.00 feet from the Southeast Corner of Section 2, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running; thence South 89°50'20" West 74.77 feet along the North line of said 4700 South Street; thence Northeasterly 23.33 feet along the arc of a 15.00 foot radius curve to the left (center bears North 01°00'42" West and the chord bears North 44°25'46" East 21.05 feet with a central angle of 89°07'04"); thence North 00°07'46" West 189.25 feet; thence Northwesterly 55.55 feet along the arc of a 170.00 foot radius curve to the left (center bears South 89°52'14" West and the chord bears North 09°29'26" West 55.30 feet with a central angle of 18°43'19"); thence North 18°51'05" West 81.54 feet to a point on the North line of the Denver and Rio Grande Western Railroad spur line; thence South 71°08'55" West 46.64 feet along the North line said Denver and Rio Grande Western Railroad spur line; thence Southwesterly 260.25 feet along the arc of a 691.78 foot radius curve to the right (center bears North 18°51'05" West and the chord bears South 81°55'34" West 258.72 feet with a central angle of 21°33'19") along the North line said Denver and Rio Grande Western Railroad spur line; thence North 87°17'46" West 76.55 feet along the North line said Denver and Rio Grande Western Railroad to the East line of Rocky Mountain Power, Parcel No. 20-02-400-008; thence North 00°01'00" West 998.87 feet along the East line of said Rocky Mountain Power; thence North 89°51'05" East 176.12 feet to a point on the South line of the Denver and Rio Grande Western Railroad; thence South 50°07'04" East 965.44 feet along the South line of said Denver and Rio Grande Western Railroad; thence South 00°07'46" East 153.81 feet; thence Southwesterly 77.55 feet along the arc of a 546.67 foot radius curve to the left (center bears South 10°43'23" East and the chord bears South 75°12'46" West 77.49 feet with a central angle of 08°07'42"); thence South 71°08'53" West 431.72 feet; thence South 18°51'05" East 81.54 feet; thence Southeasterly 75.15 feet along the arc of a 230.00 foot radius curve to the right (center bears South 71°08'55" West and the chord bears South 09°29'25" East 74.82 feet with a central angle of 18°43'19"); thence South 00°07'46" East 204.21 feet to the point of beginning.

LESS AND EXCEPTING therefrom any portion of said parcel being within the bounds of Anderson Minor Subdivision, as recorded in the office of the Salt Lake County Recorder September 9, 2008 as Entry No. 10515987 in Book 2008P at page 227.

Being the proposed NORTHVIEW ESTATES

The parcels described above being TOGETHER WITH a Right of Way and Easement for roadway and incidental purposes for ingress, egress and public utilities and appurtenances thereto as granted in that certain Grant of Easement by and between Utah Department of Transportation, a political subdivision of the State of Utah, as Grantor, and West Valley City, and BB Sold, PC, a Utah Corporation, as Grantees, recorded July 2, 2007 as Entry No. 10151037, in Book 9486, at Page 1059 of Official Records, being more particularly described as follows:

BEGINNING at a point on the East right-of-way line of 6000 West Street, said point also being North 00°08'24" West 503.38 feet and North 89°51'36" East 31.00 feet from the South Quarter Corner of Section 2, Township 2 South, Range 2 West, Salt Lake Base and Meridian, said point also being the point of curvature on a 270.00 foot radius curve to the right (radius point bears South 00°08'24" East), and running thence 94.571 feet along the arc of said curve through a central angle of 20°04'06.8", to a point of reverse curvature with a 330.00 foot radius curve to the left (radius point bears North 19°55'42.8" East); thence 99.207 feet along the arc of said curve through a central angle of 17°13'28.8"; thence South 87°17'46" East 515.111 feet; thence North 00°01'00" West 60.068 feet; thence North 87°17'46" West 512.26 feet to a point of curvature on a 270.00 foot radius curve to the right (radius point bears North 02°42'14" East); thence 81.169 feet along the arc of said curve through a central angle of 17°13'28.8", to a point on reverse curvature with a 330.00 foot radius curve to the left (radius point bears South 19°55'42.8" West); thence 115.587 feet along the arc of said curve through a central angle of 20°04'06.8", to the East right-of-way line of said 6000 West Street; thence South 00°08'24" East 60.00 feet along said East line to the point of beginning.

The parcels described above also being TOGETHER WITH a sixty-six (66) foot temporary Right of Way and Easement for access and appurtenances thereto as reserved in that certain Warranty Deed by and between BB Sold, PC, a Utah Corporation, as Grantor and the Utah Department of Transportation, as Grantee, recorded August 29, 2008 as Entry No. 10510567, in Book 9639, at Page 1254 of Official Records, being more particularly described as follows:

Said temporary right of way and easement is a strip of land sixty-six (66) feet in width, lying Southwesterly of and concentric with the Southerly boundary line of the property described in that certain Warranty Deed recorded July 2, 2007 in Book 9486 at page 1052 as Entry Nom 10151034 in the office of the Salt Lake County Recorder the following two (2) courses: (1) Northwesterly 281.30 feet along the arc of a 498.47 foot radius curve to the right (Note: Radius bears North 05°07'33" East, chord bears North 68°42'77" West for a distance of 277.58 feet, through a central angle of 32°20'00"); (2) North 52°32'27" West 92.27 feet.

Part of Parcel Identification No's. 20-02-400-039, 20-02-400-040 and 20-02-400-044.

Exhibit "B"

That part of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 2, Township 2 South, Range 2 West, Salt Lake Base and Meridian, Lying North of the Railroad; Also Beginning South $89^{\circ}50'20''$ West 151 feet from the Southeast Corner of Section 2, Township 2 South, Range 2 West, Salt Lake Base and Meridian; Running thence North $0^{\circ}07'46''$ West 53 feet; Thence North $89^{\circ}50'20''$ East 88 Feet; Thence North $44^{\circ}51'17''$ East 14.15 feet; Thence North $0^{\circ}07'46''$ West 225.13 feet more or less to the Southwesterly right of way of Railroad; Thence North $50^{\circ}03'36''$ West 267.77 feet more or less; Thence Westerly along a curve to the left 315.07 feet; Thence South $0^{\circ}07'46''$ East 495.23 Feet; Thence East 414 feet to the Beginning.

Tax Parcel No. 20-02-477-002

EXHIBIT "C"

15' Storm Drain Easement through Defa Property

Beginning at a point being North 00°09'02" West 551.58 feet along the section line and North 50°05'30" West 886.99 feet from the Southeast Corner of Section 2, Township 2 South, range 2 West, Salt Lake Base and Meridian and running:

thence North 50°05'30" West 15.10 feet;
thence North 33°19'13" East 68.38 feet;
thence North 89°45'57" East 569.03 feet;
thence North 00°05'47" East 20.80 feet;
thence North 11°30'23" East 110.22 feet;
thence North 89°15'48" East 8.35 feet to a point on the west line of 5600 West Street;
thence South 00°09'02" East 33.87 feet along said west line of said 5600 West Street;
thence South 11°30'23" West 77.32 feet;
thence South 00°05'47" West 34.22 feet;
thence South 89°45'57" West 575.89 feet;
thence South 33°19'13" West 62.06 feet to the point of beginning.

Containing 11,529 square feet or 0.265 acres.

EXHIBIT "C"

15' Sanitary Sewer Easement through Defa Property

Beginning at a point being North 00°09'02" West 374.69 feet along the section line and North 50°05'30" West 1,019.49 feet to and along the east line of Denver & Rio Grande Western Railroad and North 39°52'56" East 122.89 feet from the Southeast Corner of Section 2, Township 2 South, range 2 West, Salt Lake Base and Meridian and running:

thence North 50°05'30" West 154.19 feet;
thence North 97.52 feet;
thence North 89°51'35" East 15.00 feet;
thence South 90.55 feet;
thence South 50°05'30" East 147.18 feet;
thence South 39°52'56" West 15.00 feet to the point of beginning.

Containing 3,671 square feet or 0.084 acres.

EXHIBIT "C"

20' Storm Drain and Sanitary Sewer Easement through Defa Property

Beginning at a point on the east line of the Denver & Rio Grande Western Railroad said point being North 00°09'02" West 374.69 feet along the section line and North 50°05'30" West 999.49 feet to and along the east line of said Denver & Rio Grande Western Railroad from the Southeast Corner of Section 2, Township 2 South, range 2 West, Salt Lake Base and Meridian and running:

thence North 50°05'30" West 20.00 feet along the east line of said Denver & Rio Grande Western Railroad;

thence North 39°52'56" East 137.89 feet;

thence South 50°05'30" East 20.00 feet;

thence South 39°52'56" West 137.89 feet to the point of beginning.

Containing 2,758 square feet or 0.063 acres.

