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Date 21-APR-1998 15:07pm
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DONNA S. MCKENDRICK, Recorder
Filed By LMO
For MERRILL TITLE COMPANY
TOOELE COUNTY CORPORATION

RIGHT OF WAY AND EASEMENT GRANT

This Right of Way and Easement Grant is made and entered into this 21 day of April, 1998 by and between Bowler Realty, Inc. a Utah Corporation, as Grantor and Joy Thomas and Shirley Darlene Anderson, as Joint Tenants, as Grantees

Whereas, a Right of Way for access to Grantee's property (approximately 2 acres) was reserved in that certain Warranty Deed dated May 12, 1982 and recorded June 15, 1982, as Entry No. 352037 in Book 203 at page 539 of Official Records in Tooele County, Utah, which right of way runs across the Grantor's property (approximately 54.7 acres) along the South 32 feet for 2001.12 feet and North on the East boundary for 151.92 feet to the Grantee's South boundary line.

And whereas, the reservation described above provides that the Right of Way shall automatically extinguish when publicly dedicated access will subsequently occur with the recordation of the subdivision plats for future phases of CARR FORK SUBDIVISION.

And whereas Grantor and Grantee desire to change the location of the 32 foot wide Right of Way referred to above to provide access to Grantee's property.

And whereas, simultaneously with the execution of this Right of Way and Easement Grant, Grantees have executed a Quit Claim Deed to Grantor as to the Grantor's approximately 54.7 acres which terminates the 32 foot Right of Way reserved in the warranty deed in book 203 at Page 539 as referred to above.

Now therefore, in consideration of the sum of ten dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, Grantor does hereby grant unto Grantees, a Right of Way and Easement for access to Grantees property over and across that prortion of Grantor's property described as follows:

Being a portion of the Northwest 1/4 of the Northwest 1/4 of section 23, T3S, R4W, SLB &M, Tooele County, Utah, more particularly described as follows:

Commencing at the Northwest corner of said Section 23; thence S 00°20'00" E, along the West boundary of said section, a distance of 1,183.33 feet; thence N 89°41'30" E, a distance of 489.92 feet to the beginning of said easement; thence N 89°41'30" E, a distance of 1,520.52 feet; thence S 00°26'23" E, a distance of 32.0 feet; thence S 89°41'30" W; a distance of 1,520.52 feet; thence N 00°26'23" W, a distance of 32.00 feet to the point of beginning.

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Said Right of Way and Easement or portions thereof shall automatically extinguish when publicly dedicated access is provided to any portion of the Grantee's approximately 2 acre parcel of land.

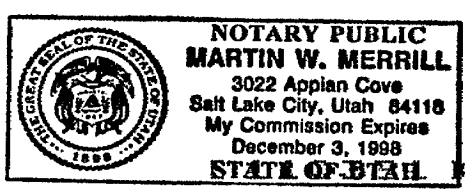
Grantor:
Bowler Realty Inc., a Utah corporation
By: Randy H. Bolwer
Randy H. Bolwer, President

State of Utah)
County of Salt Lake) ss.

On the 15 day of April, 1998, A.D., personally appeared before me Randy H. Bolwer who being by me duly sworn, did say, that he the said Randy H. Bolwer is the president of Bowler Realty, Inc., a Utah corporation, 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 said Randy H. Bolwer acknowledged to me that said corporation executed the same.

[Signature]
Notary Public
Residing at: Salt Lake City, Utah

My Commission Expires: 12/3/98



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