

**RIGHT-OF-WAY AND EASEMENT GRANT**

(Open area)  
UT 19205

E 111077 B 0504 P 0768  
Date: MAY 1998 11:39am  
Fee: \$10.00 Check  
DONNA S. MCKENDRICK, Recorder  
Filed By RGO  
For QUESTAR  
TOOELE COUNTY CORPORATION

G & S INVESTMENTS, LC, A Utah Limited Liability Company

"Grantor", does 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 (referred to in this Grant as the "Easement") to lay, maintain, operate, repair, inspect, protect, remove and replace pipelines, valves, valve boxes and other gas transmission and distribution facilities (referred to in this Grant collectively as "Facilities") within that certain development known as Country Haven Condos Phase 1, in the vicinity of 170 South Quirk Street, Grantsville, Tooele County, Utah, which development is more particularly described as:

Land of Grantor located in Section 31, Township 2 South, Range 5 West, Salt Lake Base and Meridian;

Beginning at a point on the East right-of-way line of Quirk Street, South  $89^{\circ}47'07''$  West 2490.89 feet along the East-West Center of Section line from the East Quarter Corner of Section 31, and South 1325.65 feet from the East Quarter of Section 31, Township 2 South, Range 5 West, Salt Lake Base and Meridian; thence North 66.00 feet along said Quirk Street; thence leaving said Quirk Street East 100.00 feet; thence North 100.00 feet; thence East 150.00 feet; thence North 100.00 feet; thence East 243.68 feet; thence South 60.00 feet; thence East 506.88 feet; thence South 535.64 feet; thence West 506.88 feet; thence North 230.00 feet; thence West 393.68 feet; thence North 99.64 feet; thence West 100.00 feet to a point on the East line of Quirk Street and the point of beginning;

*Excepting therefrom those areas designated as structures (buildings, pools, storage buildings, parking structure and similar structures) as shown on the attached plat, designated as Exhibit "A"; and by reference made a part of this Grant.*

TO HAVE AND TO HOLD the same unto its successors and assigns, so long as Grantee shall require with the right of ingress and egress to and from the Easement to maintain, operate, repair, inspect, protect, remove and replace the Facilities. During temporary periods, Grantee may use such portion of the property along and adjacent to the Easement as may be reasonably necessary in connection with construction, maintenance, repair, removal or replacement of the Facilities. Grantor shall have the right to use the surface of the Easement except for the purposes for which

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this Easement is granted provided such use does not interfere with the Facilities or any other rights granted to Grantee by this Grant.

Grantor shall not build or construct, nor permit to be built or constructed, any building or other improvement over or across the Easement, nor change the contour thereof, without written consent of Grantee. This Grant shall be binding upon the successors and assigns of Grantor and may be assigned in whole or in part by Grantee without further consideration.

*It is understood that following the construction of said facilities, a Corrective Right-of-Way and Easement Grant may be executed by Grantor to define the location of 16.0 foot rights-of-way with the facilities being the centerline of said right-of-way.*

It is hereby understood that any person(s) securing this Grant on behalf of Grantee are without authority to make any representations, covenants or agreements not expressed in this Grant.

WITNESS the execution hereof this 7<sup>th</sup> day of April,  
1998.

Garry L. Bolinder  
Garry L. Bolinder, Member

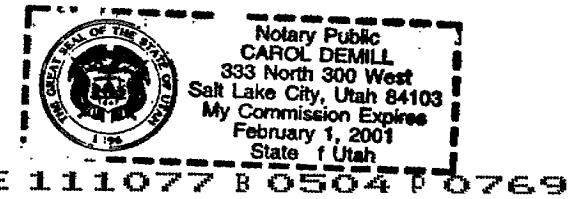
Stacey Bolinder  
Stacey Bolinder, Member

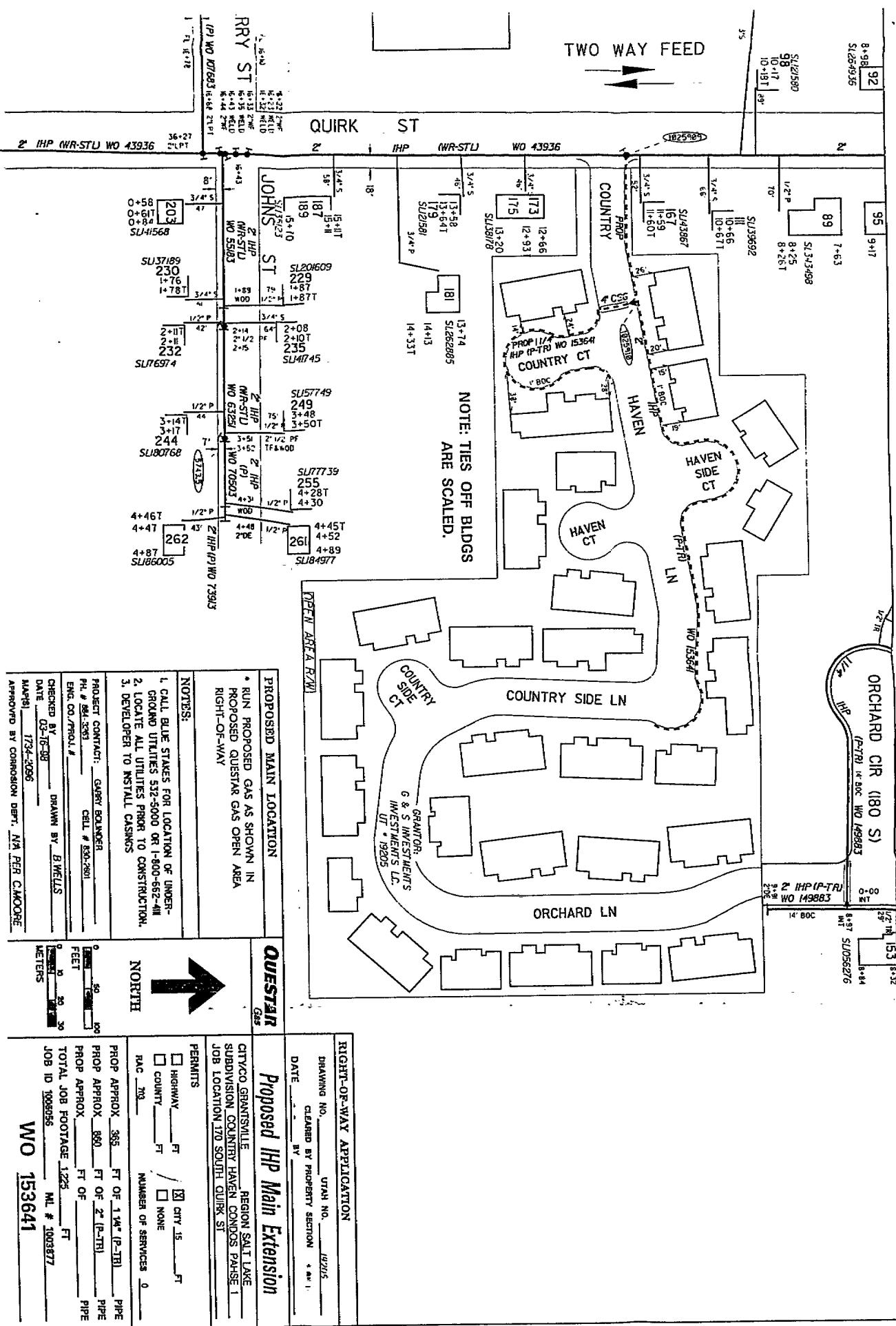
STATE OF UTAH )  
Salt Lake ) ss.  
COUNTY OF TOOELE )

On the 7<sup>th</sup> day of April, 1998, personally appeared before me Garry L. Bolinder and Stacey Bolinder who, being duly sworn, did say that he/she is a Manager of G&S Investments, Inc., and that the foregoing instrument was signed on behalf of said company by authority of its Articles of Organization or its Operating Agreement.

Carol Demill  
Notary Public

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DATE 03-10-56  
MAPS 1734-2096  
ADVERTISED BY CORROSION DEPT. NA PER C. MOORE

WO 153641