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GARY W. OTT

RECORDER, SALT LAKE COUNTY, UTAH

SOUTH VALLEY SEWER DISTRICT

PO BOX 908

DRAPER UT 84020

BY: ZJM, DEPUTY - WI 4 P.

PARCEL I.D.# 27-24-402-004

GRANTOR: KMAM Real Estate LLC

(Karl Malone Toyota)

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EASEMENT

A twenty (20) foot wide sanitary sewer easement located in the Southeast Quarter of Section 24, Township 3 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey.

For the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned as GRANTORS hereby grant, convey, sell, and set over unto South Valley Sewer District, a body politic of the State of Utah, hereinafter referred to as GRANTEE, its successors and assigns, a perpetual right-of-way and easement to construct, maintain, operate, repair, inspect, protect, install, remove and replace sewer pipelines, valves, valve boxes and other sewer transmission and distribution structures and facilities, hereinafter called the FACILITIES, said right-of-way and easement, being situate in Salt Lake County, State of Utah, over and through a parcel(s) of the GRANTORS' land lying within a strip twenty (20) feet wide, said strip extending ten (10) feet on each side of and lying parallel and adjacent to a line of reference and projection thereof, more particularly described as follows:

See Exhibit "A" attached hereto and by this reference made a part hereof.

Contains: 0.05 acres

TO HAVE AND HOLD the same unto the GRANTEE, its successors and assigns, with the right of ingress and egress in the GRANTEE, its officers, employees, agents and assigns to enter upon the above-described property with such equipment and vehicles as is necessary to construct, install, maintain, operate, repair, inspect, protect, remove and replace the FACILITIES. During construction periods, GRANTEE and its contractors may use such portion of GRANTORS' property along and adjacent to the right-of-way and easement as may be reasonably necessary in connection with the construction or repair of the FACILITIES. The contractor performing the work shall restore all property, through which the work traverses, to as near its original condition as is reasonably possible. GRANTORS shall have the right to use the above-described property except for the purposes for which this right-of-way and easement is granted to the GRANTEE, provided such use shall not interfere with the FACILITIES or with the discharge and conveyance of sewage through the FACILITIES, or any other rights granted to the GRANTEE hereunder.

GRANTORS shall not build or construct, or permit to be built or constructed, any building or other improvement over or across this right-of-way and easement nor change the contour thereof without the written consent of GRANTEE. This right-of-way and easement grant shall be binding upon, and inure to the benefit of, the successors and assigns of the GRANTORS and the successors and assigns of the GRANTEE, and may be assigned in whole or in part by GRANTEE.

13 IN WITNESS WHEREOF, the GRANTORS have executed this right-of-way and Easement this day of April, 2012

GRANTOR(S)

By

Its:

Title

STATE OF UTAH)
COUNTY OF SALT LAKE)

On the 13 day of April, 2012 personally appeared before me
Andrew G. Madsen V.P. who being by me duly sworn did say that (s)he is the
of Karl Malone Toyota a limited liability company, and that
the within and foregoing instrument was duly authorized by the limited liability company at a lawful
meeting held by authority of its operating agreement; and duly acknowledged to me that said limited
liability company executed the same.

My Commission Expires: 1-7-15

Residing in: SLC, Utah

Cathy Johnson
Notary Public

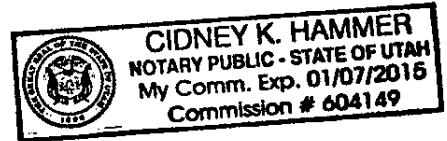


Exhibit 'A'

**Karl Malone Toyota
Sanitary Sewerline Easement**

January 23, 2012

A 20.0 foot wide easement for Sanitary Sewerline facilities being 10.0 feet each side of the following described centerline:

A part of the Southeast Quarter of Section 24, Township 3 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Salt Lake County, Utah:

Beginning at a point on the Westerly Line of Grantor's Property located 886.68 feet South 89°46'13" East along the Quarter Section Line; and 890.24 feet South 0°13'47" West from the Center of said Section 24; and running thence North 72°39'38" East 117.72 feet to the endpoint of this easement Centerline.

Note:

The sidelines of the above described easement are to be lengthened or shortened to exactly match grantor's property lines.



400 West

11400 South

11400

Karl Malone Toyota
Sanitary Sewer Easement

3-22-2012

M. Foerster

M. Foerster

DESIGNED

DRAWN

CHECKED

APPROVED

M. Hicken

M. Foerster

NPS