

**NON-EXCLUSIVE RIGHT OF WAY AND UTILITY EASEMENT**

KNOW ALL MEN BY THESE PRESENTS:

1. The undersigned, Manor Lands Property Owner's Association (MLPOA), with an address of HC63 Box 821, Evanston, Wyoming 82930 (hereinafter called the "Grantor"), in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, and of further agreements and considerations herein stated, does hereby grant and convey unto UNION TELEPHONE COMPANY, a Wyoming corporation, with an address of P.O. Box 160, Mountain View, Wyoming 82939 (hereinafter called the "Grantee"), and to its successors and assigns, a perpetual, non-exclusive right of way and utility easement located within all maintained rights of way in MPLOA, more particularly described in the attached "Exhibit A" incorporated herein by this reference.

Said easement shall not exceed the width of any of Grantor's rights of way, nor four (4) feet in depth, across and through the real property, with the rights of ingress and egress seven (7) days a week, twenty-four (24) hours a day, on foot or motor vehicle, including trucks, over Grantor's lands, extending from the nearest public right of way to such parcels described in "Exhibit A," and for the installation and maintenance of utility wires, cables, conduits, and pipes under the right of way (with the exception of equipment or fixtures that must be above ground) being substantially as described in "Exhibit A" with the right to alter, repair and remove the same in whole or in part at any time. The Grantee hereby acknowledges that the right of way does not permit the placement of any poles above ground.

2. Grantee shall at all times exercise due care and diligence to avoid damage to Grantor's property and any other personal property on said real property while performing construction or maintenance work on said easement. Grantee shall make all repairs to the easement that Grantor deems necessary to restore the easement to the condition it was in prior to the installation, provided however, Grantee shall not be responsible for damages caused by the negligent or willful acts or omissions of Grantor and persons other than Grantee.

3. Grantor agrees that all lines, wires, underground equipment and other facilities installed by the Grantee on the described lands shall remain the property of the Grantee, removable at the option of the Grantee.

4. Grantor shall be entitled to the full use and enjoyment of said premises, subject only to the reasonable rights of Grantee herein conveyed.

5. The grant herein contained is an easement and shall be perpetual, so long as said land is used for the aforementioned purposes and shall be binding upon the heirs, successors and assigns of Grantor. If Grantee shall fail for a period of one (1) year to use this easement for the purposes described herein, then this easement shall be vacated, and Grantee shall remove any and all above ground equipment at Grantee's sole expense. Upon termination of this easement, the recording of an Affidavit, signed by Grantee, shall serve as prima facie evidence of such termination, and shall clear the title to this property. In addition, upon termination, Grantee shall have the right, but not the obligation, to remove said fiber line from its property.

6. Grantee shall be responsible for all costs associated with installation, construction,

maintenance, operation, repair, removal, and any other matters associated with said utility lines.

7. Grantee shall restore any disturbed property, following any work relating to the utility line. Any restoration shall restore the property to a state said property would have been in had the work not disturbed it. Grantee's obligation to restore said property shall extend for twenty-four (24) months following Grantee's completion of construction activities.

8. Grantee shall protect, defend, indemnify and hold harmless Grantor, its officers, and employees from and against any and all claims, demands, penalties, fees, liabilities, settlements, damages, costs, or expenses (including reasonable attorney's fees, consultant fees, removal or response costs, court costs, and litigation expenses of any kind) known or unknown, arising out of or relative to Grantee's use of Grantor's property.

9. A minimum of 7 days prior to commencement of construction, Union will make contact with the Manor Lands Board of Director's Road Representative, in order to perform a walk through of the proposed construction, to notify any affected landowners and verify any underground utilities not located with standard blue stakes procedures.

IN WITNESS WHEREOF, the undersigned have set their hands this 3rd day of, March 2022.

GRANTOR:

GRANTEE:

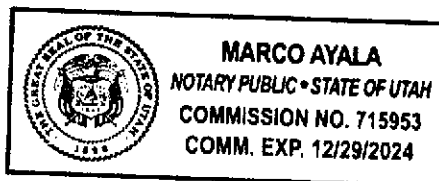
Sharilee Code
By: Sharilee Code
On behalf of MLPOA

Stacey Hingle
By: Stacey Hingle
On Union Telephone Company

STATE OF Utah)
)ss
COUNTY OF Weber)

The above and foregoing instrument was acknowledged before me this 25 day of February, 2022 by Sharilee Code the Grantor with authority on behalf of MLPOA.

WITNESS my hand and official seal.

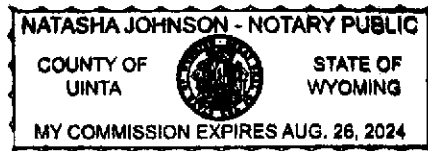


mja
Notary Public
My Commission Expires: 12/29/2024

STATE OF WYOMING)
)ss
COUNTY OF UINTA)

The above and foregoing instrument was acknowledged before me this 3rd day of March, 2022 by Stacey A. Aiche the Chief Administrative & Information Officer with authority on behalf of UNION TELEPHONE COMPANY, a Wyoming Corporation.

WITNESS my hand and official seal.



Natasha Johnson
Notary Public
My Commission Expires: 08/26/2024

"EXHIBIT A"

A utility easement over, under, across and through portions of Aspen Drive, Uinta Drive, Wilderness Rd, Sagewood Drive, Alpine Circle, as well as any secondary road that may be maintained by MLPOA. Easement shall exist within multiple Sections of within T2N, R10E, within existing rights-of-way.

The attached agreement between Union Telephone and Manor Lands Property Owners Association, executed on March 3, 2022, which are binding across all public rights of way within Manor Lands and over and through all listed parcels below, as recorded in the Amended Bylaws of Manor Lands Property Owner's Association, Book 2254, Page 1731, in T2N, R10 E, Summit County, Utah

All lots within Wilderness All lots within Wilderness

Acres Subdivision 1	Acres Subdivision 2:	WA-4-402	WA-5-2
WA-1-1-2	WA-2-1	WA-4-403	WA-5-3
WA-1-2	WA-2-2-AM	WA-4-404	WA-5-4
WA-1-3	WA-2-3-AM	WA-4-404-A	WA-5-5
WA-1-4	WA-2-4	WA-4-404-B	WA-5-6
WA-1-5	WA-2-5	WA-4-405	WA-5-7
WA-1-6	WA-2-6	WA-4-406	WA-5-7-A
WA-1-7	WA-2-7	WA-4-407	WA-5-7-B
WA-1-8	WA-2-8	WA-4-408	WA-5-7-C
WA-1-9	WA-2-9	WA-4-409	WA-5-7-D
WA-1-10	WA-2-12	WA-4-410	WA-5-8
WA-1-11	WA-2-13	WA-4-411-A	WA-5-9
WA-1-12	WA-2-14	WA-4-411-412-AM	WA-5-10
WA-1-13	WA-2-14-A	WA-4-413	WA-5-11
WA-1-14	WA-2-15	WA-4-414	WA-5-12
WA-1-15		WA-4-415	WA-5-13

All Lots within Wilderness

	Acres Subdivision 3:	WA-4-416	WA-5-14
WA-1-16	WA-3-301	WA-4-417	WA-5-15
WA-1-17	WA-3-301-A	WA-4-418	WA-5-16
WA-1-18	WA-3-302 WA-3-302	WA-4-419	WA-5-17
WA-1-19	WA-3-302-A	WA-4-420-A-AM	WA-5-18
WA-1-20	WA-3-302-A-1	WA-4-422	WA-5-19
WA-1-21	WA-3-302-B	WA-4-423	WA-5-20
WA-1-22	WA-3-303	WA-4-424	WA-5-21
WA-1-23	WA-3-304	WA-4-425-AM	WA-5-21-A
WA-1-24	WA-3-305	WA-4-427	

All lots within Wilderness

			Acres Subdivision 6:
WA-1-26	WA-3-306	WA-4-428	WA-6-601
WA-1-27	WA-3-306-A	WA-4-429	WA-6-602
WA-1-28	WA-3-307	WA-4-430	WA-6-603
WA-1-29	WA-3-307-A	WA-4-431	WA-6-604
WA-1-30	WA-3-308-A	WA-4-432	WA-6-605
WA-1-31	WA-3-308-B	WA-4-433	WA-6-606
WA-1-32	WA-3-309	WA-4-434	WA-6-607
WA-1-33-34	WA-3-310	WA-4-435	WA-6-608
WA-1-34	WA-3-310-A	WA-4-436	WA-6-609
WA-1-35-AM			

~~WA-1-35-AM~~

WA-1-36-AM

All lots within Wilderness

Acres Subdivision 4:

WA-4-401

All lots within Wilderness

Acres Subdivision 5:

WA-5-1

WA-6-610

WA-6-611

WA-6-612-614	WA-8-803	WA-9-901	WA-9-944-A
WA-6-613	WA-8-804	WA-9-902	WA-9-946
WA-6-614	WA-8-805	WA-9-903	WA-9-947
WA-6-615	WA-8-806	WA-9-904	WA-9-948
WA-6-616	WA-8-807	WA-9-905	WA-9-949
WA-6-617	WA-8-808	WA-9-906	WA-9-950
WA-6-618	WA-8-809	WA-9-907	

All lots within Wilderness

WA-6-619	WA-8-810	WA-9-908	Acres Subdivision 10:
WA-6-620	WA-8-811	WA-9-909	WA-10-1001
WA-6-621	WA-8-812	WA-9-910	WA-10-1002
WA-6-622	WA-8-813	WA-9-911	WA-10-1003
WA-6-623	WA-8-814	WA-9-912	WA-10-1004-A
WA-6-624	WA-8-815	WA-9-913	WA-10-1005
WA-6-625	WA-8-816	WA-9-914	WA-10-1006
WA-6-626	WA-8-817	WA-9-915	WA-10-1007
WA-6-627	WA-8-818	WA-9-916	WA-10-1008
WA-6-628	WA-8-819	WA-9-917	WA-10-1009
WA-6-629	WA-8-820	WA-9-918	WA-10-1010
WA-6-630	WA-8-821	WA-9-919	WA-10-1011
WA-6-631	WA-8-822	WA-9-920	WA-10-1012
WA-6-632	WA-8-823	WA-9-921	WA-10-1013
	WA-8-824	WA-9-922	WA-10-1014

All lots within Wilderness

Acres Subdivision 7:	WA-8-825	WA-9-923	WA-10-1015
WA-7-701	WA-8-826	WA-9-924	WA-10-1016
WA-7-702	WA-8-827	WA-9-925	WA-10-1017
WA-7-703	WA-8-828	WA-9-926	WA-10-1018
WA-7-704	WA-8-829	WA-9-927	WA-10-1019
WA-7-705	WA-8-830	WA-9-928	WA-10-1020
WA-7-706	WA-8-831	WA-9-929	WA-10-1021
WA-7-707	WA-8-832	WA-9-930	WA-10-1022
WA-7-708	WA-8-833	WA-9-931	WA-10-1023
WA-7-709	WA-8-834	WA-9-932	WA-10-1023-A
WA-7-709-A	WA-8-835	WA-9-933	WA-10-1023-A
WA-7-710	WA-8-836	WA-9-934	WA-10-1024
WA-7-711	WA-8-836-A	WA-9-935	WA-10-1025
WA-7-712-A-AM	WA-8-837	WA-9-936	WA-10-1026
WA-7-712-AM	WA-8-838	WA-9-937	WA-10-1027
WA-7-713	WA-8-839	WA-9-938	WA-10-1028
WA-7-714	WA-8-840	WA-9-939	WA-10-1029
	WA-8-841	WA-9-940	WA-10-1030

All lots within Wilderness

Acres Subdivision 8:	WA-8-842	WA-9-941	WA-10-1031
WA-8-801		WA-9-942	WA-10-1032

All lots within Wilderness

WA-8-802	Acres Subdivision 9:	WA-9-943	WA-10-1033
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		All lots within Wilderness	
WA-10-1034	WA-11-16A-AM	Acres Subdivision 15:	WA-16-20
WA-10-1035	WA-11-18A-AM	WA-15-1	WA-16-21
WA-10-1036	WA-11-20	WA-15-1-A	WA-16-22-AM
WA-10-1037	WA-11-21	WA-15-2	WA-16-23-AM
WA-10-1038	WA-11-22	WA-15-3	WA-16-24
WA-10-1039	WA-11-23	WA-15-3-A	WA-16-25
WA-10-1040	WA-11-24	WA-15-4	WA-16-26-35 WA-16-26
WA-10-1041	WA-11-25	WA-15-4-B	WA-16-27
WA-10-1042	WA-11-26	WA-15-5	WA-16-28
WA-10-1043	WA-11-27	WA-15-6	WA-16-29
WA-10-1044	WA-11-28A-AM	WA-15-7	WA-16-30
WA-10-1045	WA-11-30	WA-15-8	WA-16-31
All lots within Wilderness			
WA-10-1046	Acres Subdivision 12:	WA-15-9	WA-16-32
WA-10-1047	WA-12-1	WA-15-10	WA-16-33
WA-10-1048	WA-12-1-A	WA-15-11	WA-16-34
WA-10-1049	WA-12-2	WA-15-12	WA-16-35
			WA-16-33-35
		All lots within Wilderness	
WA-10-1050	WA-12-3	WA-15-13	Acres Subdivision 17:
WA-10-1051	WA-12-4	WA-15-14	WA-17-1
WA-10-1052	WA-12-5	WA-15-15	WA-17-2
WA-10-1053	WA-12-6	WA-15-16	WA-17-3
WA-10-1054	WA-12-7	WA-15-16-A	WA-17-4
		WA-12-8	WA-17-5
All lots within Wilderness		All lots within Wilderness	
Acres Subdivision 11:	WA-12-9	Acres Subdivision 16:	WA-17-6
WA-11-1	WA-12-10	WA-16-1-A	WA-17-7
WA-11-2	WA-12-11	WA-16-1-B	WA-17-8
WA-11-3	WA-12-12	WA-16-1-C	WA-17-9
WA-11-4		WA-16-1-D	WA-17-10
All lots within Wilderness			
WA-11-5	Acres Subdivision 14:	WA-16-1-D-2	WA-17-11
WA-11-6	WA-14-2-3	WA-16-2	WA-17-12
WA-11-7	WA-14-3	WA-16-3	WA-17-13
WA-11-7A	WA-14-4	WA-16-4	WA-17-14
WA-11-8	WA-14-5	WA-16-5	WA-17-15
WA-11-9	WA-14-6	WA-16-6	WA-17-16
WA-11-10	WA-14-7	WA-16-7	WA-17-17
WA-11-11	WA-14-8	WA-16-16-AM	WA-17-18
WA-11-12	WA-14-9	WA-16-16A-AM	WA-17-19
WA-11-13	WA-14-11-A-B	WA-16-17-18	WA-17-20
WA-11-14	WA-14-11-B	WA-16-18	WA-17-21
WA-11-15		WA-16-19	WA-17-22

All lots within Wilderness

Acres Subdivision 18:

WA-18-8-AM

All lots within Wilderness

Acres Subdivision 19:

WA-19-1

WA-19-2

WA-19-3-AM

WA-19-4-AM

WA-19-5

WA-19-6

WA-19-7

WA-19-8

WA-19-9

WA-19-10

WA-19-11-A

WA-19-12

WA-19-13

WA-19-14

WA-19-15

WA-19-16

WA-19-17

WA-19-18

WA-19-19

All lots within Beaver

Knolls

BK-1

BK-2

BK-3

BK-4

BK-5

BK-6

BK-7

BK-8

BK-9

<u>SS and Others</u>	<u>Legal</u>
WA-13-SS-2041-26	NW1/4 NW1/4 NW1/4 SEC 4 T2NR10E SLBM CONT 10.0 AC BEING PART OF WILDERNESS ACRES PLAT 13
SS-2047-N	BEG AT E1/4 COR SEC 9 T2NR10E SLBM SD PT BEING N 0*04' W 2621.86 FT FROM SE COR SEC 9; TH W 660 FT; S 0*04' E 660 FT; E 660 FT; N 0*04' W 660 FT TO BEG 10.0 AC (ALSO KNOWN AS LOT 11 WILDERNESS AC #2
SS-2047-P	BEG N 0*07' E 405 FT FR SW COR SE 1/4 SEC 9 T2NR10E, SLBM TH N 0*07' E 405.0 FT; S 89*55' E 541.78 FT; S 0*07' W 405.0 FT; TH N 89*55' W 541.78 FT TO BEG CONT 5.03 ACRES
SS-2047-R-1	BEG AT PT ON S LINE SE1/4 SEC 9 T2N R10E SLBM SD PT BEING S 89*55' E 541.78 FT FROM SW COR SE 1/4 SEC 9 RUN TH N 0*07' E 461.41 FT; S 89*55' E 714.96 FT TO W LINE WILDERNESS AC SUB NO 1: TH S 14*25' E ALG SD W LINE SUBD 251.57 FT; TH CONT ALG W LINE SD SUB S 2*35' E 218.06 FT TO SW COR SD SUB; & S LINE SE 1/4 SEC 9; RUN TH N 89*55' W ALG SD S LINE 768.71 FT TO BEG
SS-2048-A-1	SE1/4 OF THE NW1/4 SEC 10 T2NR10E
EQ-SS-2048-C	NW1/4 OF THE NW1/4 OF SEC 10 T2NR10E
SS-2054-D	NW 1/4 NW 1/4 NE 1/4 SEC 16 T2NR10E SLBM CONT 10.0 AC
SS-2047-R	BEG AT PT 541.78 FT S 89*55' E & N 0*07' E 461.41 FT FR SW COR SE 1/4 SEC 9 T2NR10E SLBM; TH S 89*55' E 714.96 FT TO W LINE WILDERNESS AC #1 SUBD; TH N 14*25' W 161.23 FT; N 36*26' W 240.48 FT; W 531.30 FT; S 0*07' W 348.59 FT TO BEG