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Book - 10938 Pg - 7624-7627
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
DON NICHOLS
548 W. 3500 S
WEST VALLEY CITY UT 84120
BY: MGA, DEPUTY - WI 4 P.

When Recorded Return to:
5340 PriceTag, LLC
c/o The Ambrose Group, Inc.
6375 S Highland Drive
Salt Lake City, UT 84121

Don and LaDean Nichols
5348 W 3500 S
West Valley City, UT 84120

GRANT OF IRRIGATION PIPELINE EASEMENT

5340 PriceTAG, LLC, a Utah limited liability company ("**Grantor**"), does hereby convey and warrant to Don E. Nichols and LaDean Nichols, as joint tenants, and their successors and assigns ("**Grantee**"), for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, a perpetual, non-exclusive 10.00-foot-wide easement as shown on the survey attached hereto as **Exhibit A** hereto, to be located along the northerly border of across and over the property of the Grantor, located in Salt Lake County, State of Utah, more particularly described as follows:

A part of the Southwest Quarter of Section 25, Township 1 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:

Commencing at a point on the North line of 3500 South Street as it exists at 33.00 foot half width, said point being 33.00 feet (2 Rods record) North 0°14'14" East (North record) and 825.00 feet North 89°45'46" West (West record) from a Brass Cap Monument found marking the South Quarter Corner of said Section 25; and running thence North 89°45'46" West 188.56 feet along said North line to a point described in a Boundary Line Agreement; thence North 0°14'14" East 257.00 feet along said Agreement line to the South line of Willow Cove Estates Subdivision; thence South 89°45'46" East 188.56 feet along said line to the Northwestern corner of Lot 7, Madisyn Cove Subdivision; thence South 0°14'14" West 257.00 feet along the West line of said Madisyn Cove Subdivision to the point of beginning.

Tax Parcel No. 14-25-383-005

The easement is granted for construction, reconstruction, operation, and maintenance of an underground irrigation pipeline insofar as it lies within the Grantor's property.

Grantor shall make no use of the land within the Easement which is inconsistent with the Easement and associated rights hereby conveyed to Grantee.

Any disruption or damage to Grantor's landscaping, improvements, concrete, etc. by Grantee's use, maintenance, restoration, repair of the pipeline or other use of the Easement shall be promptly restored to the original condition before work began.

The Easement is and shall at all times remain the private property of the Grantor. The use of the Easement is permissive and shall be limited to the express purposes contained herein. Neither

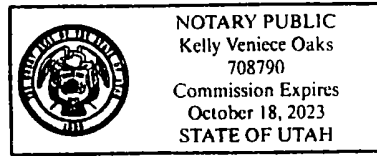
Grantee, nor its successors or assigns, nor the public shall acquire nor be entitled to claim or assert any rights to the Easement beyond the express terms and conditions contained herein.

IN WITNESS WHEREOF, the Grantors have executed this grant of easement this 1 day of March, 2020.

5340 PRICETAG, LLC
a Utah limited liability company

By: [Signature]
Name: Aaron Hauga
Title: Manager

STATE OF UTAH)
COUNTY OF Salt Lake : ss.

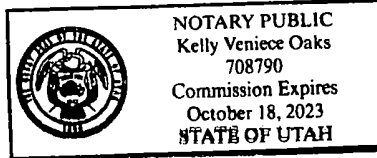


manager The foregoing instrument was acknowledged before me by Aaron Hauga the Member of 5340 PriceTAG, LLC, a Utah limited liability company, this 1 day of May, 2020, who executed this instrument with authority.

[Signature]
Don E. Nichols

[Signature]
NOTARY PUBLIC

[Signature]
LaDean Nichols



STATE OF UTAH)
COUNTY OF Salt Lake : ss.

The foregoing instrument was acknowledged before me by Don E. Nichols and LaDean Nichols this 1 day of May, 2020,

[Signature]
NOTARY PUBLIC

EXHIBIT A

Survey
(as attached)

