

13677227
5/28/2021 12:06:00 PM \$40.00
Book - 11182 Pg - 3346-3349
RASHELLE HOBBS
Recorder, Salt Lake County, UT
JONATHAN RUDD ATTY
BY: eCASH, DEPUTY - EF 4 P.

When Recorded Return To:

The Rudd Firm P.C.
10150 S. Centennial Parkway
Suite 150
Sandy, UT 84070

Parcel Nos.

09-31-260-009
09-31-260-010
09-31-260-011

ACCESS EASEMENT AGREEMENT

This ACCESS EASEMENT AGREEMENT is made, granted and entered into this 28th day of May, 2021, by and between **Vesna Capital, LLC**, a Utah limited liability company, its successors and assigns as both Grantor and Grantee and all the property owners, as well as Declarants (the "Parties") in regards to their respective parcels referenced herein for the Access Easement (the "Easement") being agreed to, granted, received, and memorialized by the Parties, as referenced below.

RECITALS

A. Whereas, **Vesna Capital, LLC**, is the sole owner of certain tracts of real property located in Salt Lake County, Utah, which property is more particularly described on the attached **Exhibit A**, and

B. Whereas the parties wish to enter this Agreement to facilitate and memorialize the creation of an easement for ingress and egress access purposes as to the effect to their respective parcels.

NOW, THEREFORE, in consideration of the foregoing, the sum of Ten Dollars paid by the Grantees to the Grantors and Declarants respective to their particular parcels, the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and intending to be legally bound hereby, the parties hereto agree to the Easement as follows and referenced in the following legal description and description:

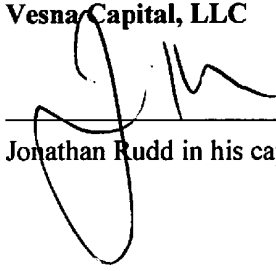
12' Access Easement by Parcel No(s). 09-31-260-009 in favor of Parcel No. 09-31-260-010 & 09-31-260-011

Beginning at a point on the Easterly Line of B Street, said point being South 00°03'00" East 165.08 feet from the Northwest Corner of Lot 3, Block 96, Plat "D", Salt Lake City Survey said Northwest Corner being the intersection of the Easterly Line of B Street and the Southerly Line of 7th Avenue and being South 89°52'28" East 42.23 feet along the 7th Avenue monument line and South 00°00'23" West 42.59 feet from a street monument found at the intersection of B Street and 7th Avenue; and running

thence North 00°03'00" West 12.00 feet along the Easterly Line of said B Street;

IN WITNESS WHEREOF, the parties have agreed to and executed this Easement effective as of this 28th day of May, 2021.

Vesna Capital, LLC

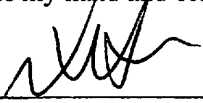


Jonathan Rudd in his capacity as Member of Vesna Capital, LLC.

STATE OF UTAH)
)ss.
COUNTY OF SALT LAKE)

On the 28TH day of May, 2021, Jonathan Rudd in his capacity as a Member of Vesna Capital, LLC, personally appeared before me, the signer(s) of the above instrument, who duly acknowledged to me that he executed the same.

Witness my hand and official seal,



Notary Public



thence North 89°57'01" East 105.78 feet;
thence South 00°03'00" East 12.00 feet;
thence South 89°57'01" West 105.78 feet to the point of beginning.

Contains 1,269 Square Feet

12' Access Easement by Parcel No(s). 09-31-260-010 in favor of Parcel No. 09-31-260-011

Beginning at a point being South 00°03'00" East 165.08 feet and North 89°57'01" East 105.78 feet from the Northwest Corner of Lot 3, Block 96, Plat "D", Salt Lake City Survey said Northwest Corner being the intersection of the Easterly Line of B Street and the Southerly Line of 7th Avenue and being South 89°52'28" East 42.23 feet along the 7th Avenue monument line and South 00°00'23" West 42.59 feet from a street monument found at the intersection of B Street and 7th Avenue; and running

thence North 00°03'00" West 12.00 feet;
thence North 89°57'01" East 29.68 feet;
thence South 00°03'00" East 12.00 feet;
thence South 89°57'01" West 29.68 feet to the point of beginning.

Contains 356 Square Feet

Perpetual Easements. The easements granted herein shall be perpetual and at all times construed as appurtenant to and running with the dominant estates, and as part of the fee of the soil of the servient estates upon which the easements are located.

Successors. All of the benefits, burdens, rights and obligations set forth in this easement agreement shall inure to the benefit of and bind the owners of the dominant estates and easement holders, and their respective personal representatives, heirs, successors, transferees and assigns, and shall continue as servitudes running in perpetuity with the owners of the servient estates.

REMAINDER OF THIS PAGE IS TO BE LEFT BLANK

EXHIBIT A

Legal Description of Parcels

Parcel 1

Beginning at a point being South 00 degrees 03'00" East 127.27 feet from the Northwest Corner of Lot 3, Block 96, Plat "D", Salt Lake City Survey said Northwest Corner being the intersection of the Easterly Line of B Street and the Southerly Line of 7th Avenue and being South 89 degrees 52'28" East 42.23 feet along the 7th Avenue monument line and South 00 degrees 00'23" West 42.59 feet from a street monument found at the intersection of B Street and 7th Avenue; and running thence North 89 degrees 57'00" East 105.78 feet; thence South 00 degrees 03'00" East 37.81 feet; thence South 89 degrees 57'01" West 105.78 feet to the Easterly Line of B Street; thence North 00 degrees 03'00" West 37.81 feet along the Easterly Line of said B Street to the point of beginning.

Tax Serial Number: 09-31-260-009

Parcel 4

Beginning at a point being North 89°57'01" East 105.78 feet from the Northwest Corner of Lot 3, Block 96, Plat "D", Salt Lake City Survey said Northwest Corner being the intersection of the Easterly Line of B Street and the Southerly Line of 7th Avenue and being South 89°52'28" East 42.23 feet along the 7th Avenue monument line and South 00°00'23" West 42.59 feet from a street monument found at the intersection of B Street and 7th Avenue; and running

thence North 89°57'01" East 29.68 feet along the Southerly Line of 7th Avenue;
thence South 00°03'00" East 165.08 feet;
thence South 89°57'01" West 29.68 feet;
thence North 00°03'00" West 165.08 feet to the point of beginning.

Contains 4,899 Square Feet or 0.112 Acres

Tax Serial Number: 09-31-260-010

Parcel 5

Beginning at a point being North 89°57'01" East 135.46 feet from the Northwest Corner of Lot 3, Block 96, Plat "D", Salt Lake City Survey said Northwest Corner being the intersection of the Easterly Line of B Street and the Southerly Line of 7th Avenue and being South 89°52'28" East 42.23 feet along the 7th Avenue monument line and South 00°00'23" West 42.59 feet from a street monument found at the intersection of B Street and 7th Avenue; and running

thence North 89°57'01" East 29.68 feet along the Southerly Line of 7th Avenue;
thence South 00°03'00" East 165.08 feet;
thence South 89°57'01" West 29.68 feet
thence North 00°03'00" West 165.08 feet to the point of beginning.

Contains 4,899 square feet or 0.112 acres

Tax Serial Number: 09-31-260-011