

REV05042015

Return to:

Rocky Mountain Power
Lisa Louder/Jordan Buckway
1407 West North Temple Ste. 110
Salt Lake City, UT 84116

Project Name: XR Quadrant

WO#: 8282690

RW#:

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, **XR Quadrant 1, LLC. XR Quadrant II, LLC.** ("Grantor"), hereby grants Rocky Mountain Power, an unincorporated division of PacifiCorp its successors and assigns, ("Grantee"), an easement for a right of way 10 feet in width and 974 feet in length, more or less, for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of underground electric power transmission, distribution and communication lines and all necessary or desirable accessories and appurtenances thereto, including without limitation: wires, fibers, cables and other conductors and conduits therefor; and pads, transformers, switches, cabinets, and vaults on, across, or under the surface of the real property of Grantor in **Salt Lake County, State of UT** more particularly described as follows and as more particularly described and/or shown on Exhibit(s) **Exhibit A & B** attached hereto and by this reference made a part hereof:

Legal Description: See Exhibit A

Assessor Parcel No. 07-27-162-001, 07-27-126-002

Together with the right of access to the right of way from adjacent lands of Grantor for all activities in connection with the purposes for which this easement has been granted; and together with the present and (without payment therefor) the future right to keep the right of way clear of all brush, trees, timber, structures, buildings and other hazards which might endanger Grantee's facilities or impede Grantee's activities.

At no time shall Grantor place or store any flammable materials (other than agricultural crops), or light any fires, on or within the boundaries of the right of way. Subject to the foregoing limitations, the surface of the right of way may be used for agricultural crops and other purposes not inconsistent, as determined by Grantee, with the purposes for which this easement has been granted.

The rights and obligations of the parties hereto shall be binding upon and shall benefit their respective heirs, successors and assigns.

To the fullest extent permitted by law, each of the parties hereto waives any right it may have to a trial by jury in respect of litigation directly or indirectly arising out of, under or in connection with this agreement. Each party further waives any right to consolidate any action in which a jury trial has been waived with any other action in which a jury trial cannot be or has not been waived.

Dated this 27th day of June, 2023.

Robert O. Dequard
XR Quadrant I, LLC GRANTOR

Robert O. Dequard
XR Quadrant II, LLC GRANTOR

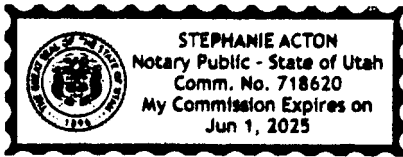
Acknowledgment by a Corporation, LLC, or Partnership:

STATE OF Utah)
County of Salt Lake)^{SS.}

On this 27th day of June, 2023, before me, the undersigned Notary Public in and for said State, personally appeared Robert D. Heywood (name), known or identified to me to be the Grantor (president / vice-president / secretary / assistant secretary) of the corporation, or the (manager / member) of the limited liability company, or a partner of the partnership that executed the instrument or the person who executed the instrument on behalf of XR QUADRANT I
XR QUADRANT II (entity name), and acknowledged to me that said entity executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

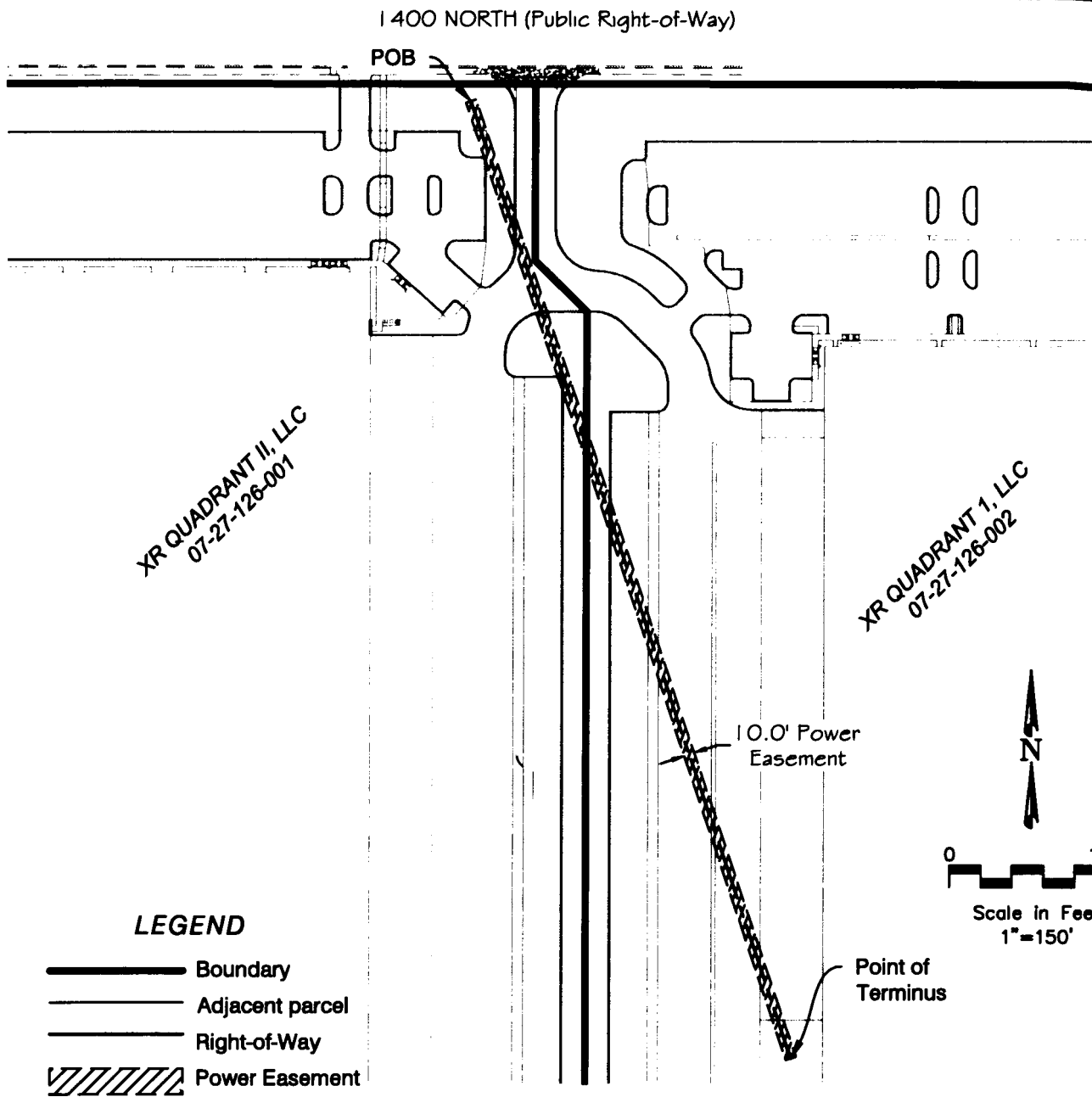
Stephanie Acton
(notary signature)



NOTARY PUBLIC FOR Utah (state)
Residing at: Salt Lake City, UT (city, state)
My Commission Expires: 6-1-2025 (d/m/y)

Property Description

North Half, Section 27, Township 1 North, Range 2 West,
 Salt Lake Base and Meridian
 Salt Lake County, State of Utah
 Parcel Numbers: 07-27-126-001 & 07-27-126-002







XR QUADRANT II, LLC
 07-27-126-001

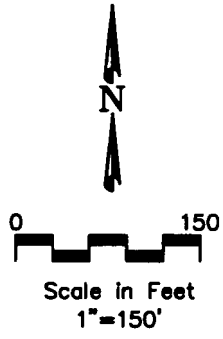
XR QUADRANT I, LLC
 07-27-126-002

10.0' Power Easement

Point of Terminus

LEGEND

-  Boundary
-  Adjacent parcel
-  Right-of-Way
-  Power Easement



Page 5 of 5

EXHIBIT "B"

CC#: WO#: 8282690
 Landowner Name: XR Quadrant I, LLC & XR Quadrant II, LLC
 Drawn By: BLP

This drawing should be used only as a representation of the location of the easement being conveyed. The exact location of all structures, lines and appurtenances is subject to change within the boundaries of the described easement area.

EXHIBIT B



SCALE: 1"=150 feet