

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

Parr Brown Gee & Loveless
Attn: Steve Glauser
101 South 200 East, Suite 700
Salt Lake City, UT 84111

Space Above for Recorder's Use Only

RELEASE AND QUITCLAIM OF EASEMENT

This RELEASE AND QUITCLAIM OF EASEMENT, made October 20, 2023, by THE MARIAN K. MILLER FAMILY LIVING TRUST ("Grantor"), to WDG NEWPORT VENTURES, LLC, a Utah limited liability company ("Grantee"), WITNESSETH:

RECITALS:

WHEREAS, Grantee is the owner of certain real property in Salt Lake City, Salt Lake County, State of Utah, described on Exhibit A, attached hereto and made a part hereof (the "Property").

WHEREAS, a portion of the Property described on Exhibit B attached hereto and made a part hereof (the "Easement Area") is burdened by a right-of-way (the "Easement") disclosed by that certain Quit-Claim Deed from Norma P. Strasser, as executrix of the Estate of Charles B. Petty, to Petty Investment Company, dated August 2, 1978, and recorded on May 29, 1979 as Entry No. 3286021, in Book 4869, at Page 937 of the Official Records of Salt Lake County, Utah (the "1979 Deed"), and various other documents of record.

WHEREAS, Grantee desires the cancellation and release of any rights Grantee may have to the Easement, pursuant to the 1979 Deed or otherwise, and any other rights Grantor may have with respect to the Property (collectively, the "Easement Rights"), and Grantor is willing that such Easement Rights upon, over and across the Property described in Exhibit A be cancelled and released.

AGREEMENT:

NOW, THEREFORE, Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration to it in hand paid, the receipt of which is hereby

confessed and acknowledged, for itself, its successors and assigns, does hereby REMISE, RELEASE AND QUITCLAIM to Grantee, its successors and assigns, forever, all of its right, title, interest, estate, claim and demand, both at law and in equity, which it has by reason of the Easement Rights in and to the Property described in Exhibit A.

IN WITNESS WHEREOF, Grantor has caused these presents to be sealed with its corporate seal and to be signed by its authorized officers, the day and year first herein written.

THE MARIAN K. MILLER FAMILY LIVING TRUST

By: [Signature] and [Signature]
Name: Robert K. Friedman and Sonia L. Friedman
Title: Trustees

STATE OF Utah)

ss

COUNTY OF Salt Lake)

On the 20th day of October, 2023, personally appeared before me Robert K. Friedman & Sonia L. Friedman the Trustees of The Marian K. Miller Family Living Trust, who duly acknowledged to me that ~~he/she~~ they executed the same for and on behalf of the said trust.

[Signature]
Notary Public

(SEAL)

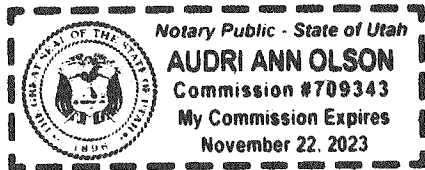


EXHIBIT A TO
RELEASE AND QUITCLAIM OF EASEMENT

LEGAL DESCRIPTION OF THE PROPERTY

The Property is located in Salt Lake County, State of Utah, and more particularly described as follows:

Parcel 1:

Commencing at a point 25.00 West of the Southeast Corner of Lot 3, Block 37, Plat "B", Salt Lake City Survey, then North 211.00 feet; thence West 140.00 feet; thence South 33.00 feet; thence East 46.80 feet; thence South 178.00 feet; thence East 93.20 feet to the point of beginning

Parcel No.: 16-06-402-017-0000

Parcel 2:

BEG N 89°58'07" E 128.60 FR SW COR OF LOT 4, BLK 37, PLAT B, SLC SUR; N 110.52 FT; E 38.44 FT; N 62.75 FT; S 89°58'09" W 2.13 FT; N 0°01'53" W 4.75 FT; N 89°58'07" E 46.66 FT; S 0°01'53" E 178.00 FT; S 89°58'07" W 83.07 FT TO BEG.

Parcel No.: 16-06-402-024-0000

Parcel 3:

Commencing at a point 39.00 feet South of the Northwest corner of Lot 3, Block 37, Plat "B", Salt Lake City Survey, thence East 12.00 feet; thence South 80.00 feet; thence West 12.00 feet; thence North 80.00 feet to the point of beginning.

Parcel No.: 16-06-402-029-0000

EXHIBIT B TO
RELEASE AND QUITCLAIM OF EASEMENT

LEGAL DESCRIPTION OF EASEMENT AREA

The Easement Area is located in Salt Lake County, State of Utah, and more particularly described as follows:

Commencing 140 feet East and 159 feet North of the Southwest corner of said Lot 3, and running thence West 140 feet; thence North 132 feet; thence East 12 feet; thence South 120 feet; thence East 128 feet; thence South 12 feet to the place of commencement

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