

14296343 B: 11522 P: 8555 Total Pages: 2
10/03/2024 04:19 PM By: BGORDON Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: COTTONWOOD TITLE INSURANCE AGENCY, INC.
1996 EAST 6400 SOUTH SUITE 120SALT LAKE CITY, UT 84121

After Recording Return to:

Rocky Mountain Power
C/O Frankie Mansuetto
1569 W North Temple
Salt Lake City, UT 84116
Account #: 34446855 001
C/C: 11441

Service ID #: 737972882 002

Request #: 7211732

774 14-07-459-034

RECORDING INFORMATION ABOVE

EASEMENT AGREEMENT

The undersigned ("Grantor"), for good and valuable consideration, the receipt and sufficiency of which are acknowledged, hereby grants and conveys to Rocky Mountain Power, an unincorporated division of PacifiCorp, its successors, assigns, lessees, licensees, agents and affiliates ("Grantee"), having an address of 1569 W North Temple Salt Lake City, UT 84116, a perpetual, non-exclusive easement ("Easement") to construct, operate, maintain, repair, expand, replace and remove Grantee's power transmission facilities (including utility service if required to operate such facilities) and other appurtenant equipment and structures as Grantee may require from time to time (collectively, the "Facilities") over, under and across the following property located in the County of Salt Lake State of Utah which Grantor owns ("Easement Tract"): SEE THE DESCRIPTION SET FORTH ON EXHIBIT A ATTACHED HERETO, AND BY THIS REFERENCE MADE A PART OF THIS EASEMENT AGREEMENT.

Grantor further grants and conveys to Grantee the following incidental rights: (1) The right of ingress and egress over and across Grantor's lands to and from the Easement Tract; and (2) The right to clear all trees, roots, brush and other obstructions that interfere with Grantee's use and enjoyment of the Easement Tract.

The rights, conditions and provisions of this Easement Agreement will run with the land and will inure to the benefit of and be binding upon Grantor and Grantee and their respective successors and assigns.

Executed by Grantor this 3rd day of October, 2024.

GRANTOR: RED BRICK WELLS, INC.

Sign/Date: Alexey Kotov

By (Name): Alexey Kotov

STATE OF UTAH) ss. COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 3rd day of October, 2024, by Alexey Kotov, and such person duly acknowledged the signing of the same to be his/her act and deed.

My commission expires: 8-13-2028 WITNESS my hand and official seal.

Wm C. C.

Notary Public

(SEAL)

COURTESY RECORDING ONLY

Cottonwood Title disclaims any liability as to the condition of title and as to the content, validity, or effects of this document.



738630

Exhibit A to:

Easement Agreement, Dated: October 3, 2024

Grantor: Red Brick Wells Inc., Utah Corporation.

Grantee: Rocky Mountain Power, an unincorporated division of PacifiCorp

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 7,
TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND
MERIDIAN. BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY
LINE OF SHERMAN AVENUE, WHICH POINT IS SOUTH 89°56'37"
WEST 177.22 FEET AND NORTH 00°03'23" WEST 33.00 FEET
FROM THE STREET MONUMENT LOCATED AT THE
INTERSECTION OF 500 EAST STREET & SHERMAN AVENUE,
AND RUNNING THENCE NORTH 00°02'41" WEST 40.52 FEET;
THENCE NORTH 89°56'37" EAST 5.19 FEET; THENCE NORTH
00°02'41" WEST 75.03 FEET; THENCE NORTH 89°56'37" EAST 4.82
FEET; THENCE SOUTH 00°02'41" EAST 115.55 FEET TO THE
NORTHERLY RIGHT OF WAY LINE OF SHERMAN AVENUE;
THENCE SOUTH 89°56'37" WEST 10.00 FEET TO THE POINT OF
BEGINNING.

CONTAINS: 767 SQ. FT., MORE OR LESS.