

REV05042015

Return to:

Rocky Mountain Power

Lisa Louder/Sydnee Morkel

1407 West North Temple Ste. 110

Salt Lake City, UT 84116

14320296 B: 11536 P: 3045 Total Pages: 4

12/03/2024 09:41 AM By: salvarado Fees: \$40.00

Rashelle Hobbs, Recorder, Salt Lake County, Utah

Return To: PACIFICORP- LLOUDER

1407 W NORTH TEMPLESALT LAKE CITY, UT 841163187

Project Name: QRY15 CORRECT VOLTAGE DROP FP#079302

RW#:

### **UNDERGROUND RIGHT OF WAY EASEMENT**

For value received, **BABCOX, LLC** ("Grantor"), hereby grants Rocky Mountain Power, an unincorporated division of PacifiCorp its successors and assigns, ("Grantee"), an easement for a right of way 5 feet in width and 5 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 Utah** more particularly described as follows and as more particularly described and/or shown on Exhibit(s) **A** attached hereto and by this reference made a part hereof:

Legal Description: LOT 42 B WASATCH RESORT -UNRECORDED- & COM AT SE COR SD LOT 42 B N 146.2 FT N 74° E 62.5 FT S 113.2 FT S 50° W 78.3 FT TO BEG 6159-199,201 6177-2470 9903-1289 10054-2187 10094-0001

Assessor Parcel No.

29-07-428-011-0000

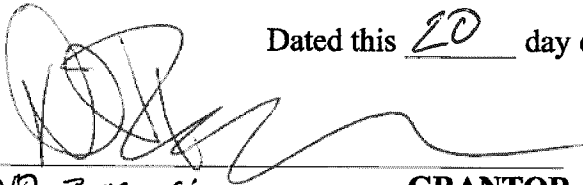
Together with the right of access to the right of way from adjacent lands of Grantor for all activities in connection with the purposes for which this easement has been granted; and together with the present and (without payment therefor) the future right to keep the right of way clear of all brush, 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 20 day of November, 2024.

  
\_\_\_\_\_  
DAVID BROCK - **GRANTOR**  
BAYCOX, LLC  
\_\_\_\_\_  
**GRANTOR**

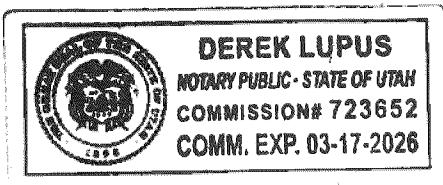
**Acknowledgment by a Corporation, LLC, or Partnership:**

STATE OF Utah )  
 ) ss.  
County of Salt Lake )

On this 20th day of November, 2024, before me, the undersigned Notary Public in and for said State, personally appeared David Kenneth Babcock (name), known or identified to me to be the President (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 Babcox LLC (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.

[Signature]  
(notary signature)



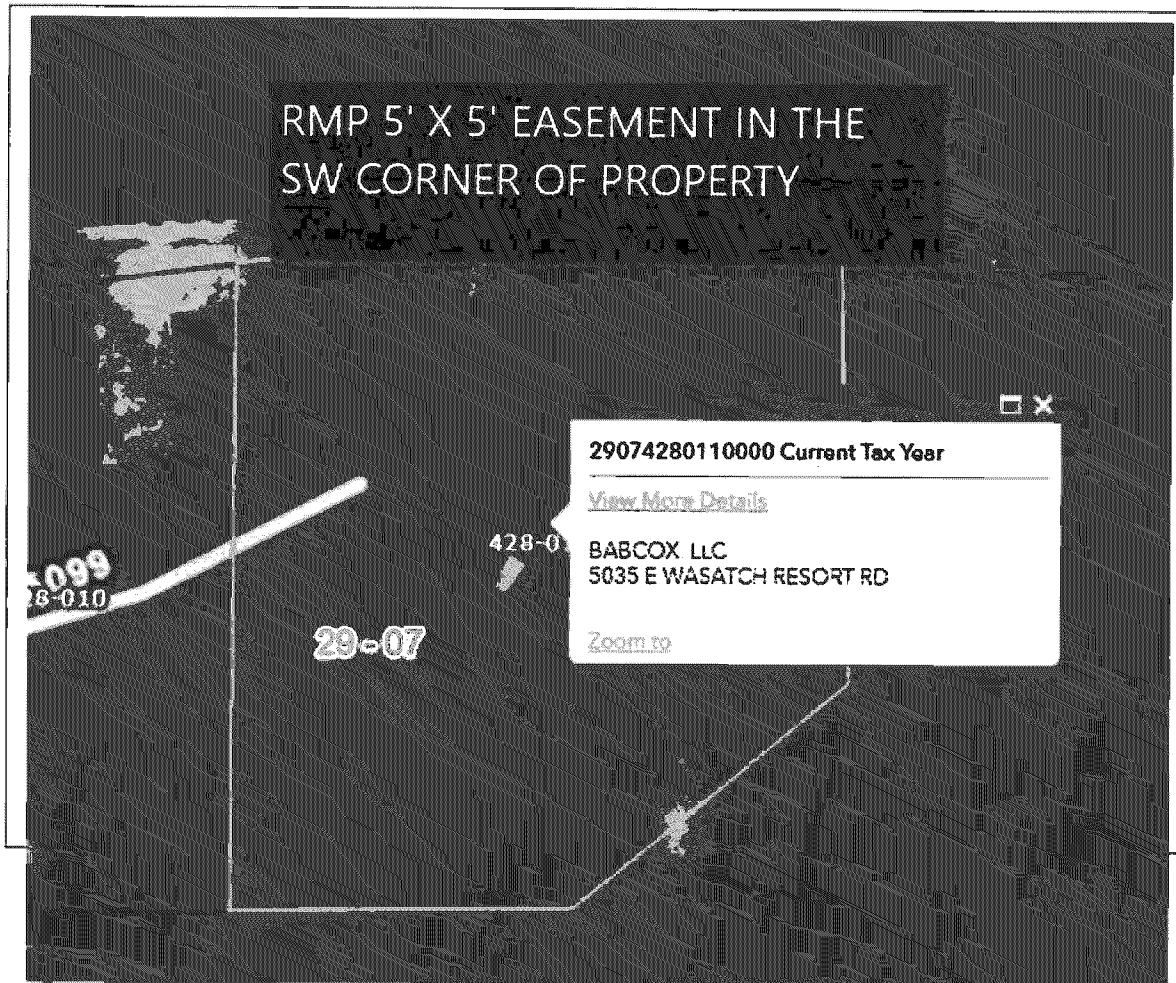
NOTARY PUBLIC FOR Utah (state)  
Residing at: Sandy, Utah (city, state)  
My Commission Expires: 03/26/26 (d/m/y)  
84 17/03/2026

## Property Description

Quarter: 2 Section: 7 Township 3S Range 2E, Salt Lake Base and Meridian

County: Salt Lake State: Utah

Parcel Number: 29-07-428-011-0000



CC#: 11431 WO#: 7117951

Landowner Name: BABCOX, LLC

Drawn by: P48218

# EXHIBIT A

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.

**ROCKY MOUNTAIN  
POWER**  
A DIVISION OF PACIFICORP

NOT TO SCALE