

When recorded return to:
Granite Title Insurance
7069 So. 2000 E., Suite 100
Salt Lake City, Utah 84121

ROADWAY EASEMENT

Pikes Peak, Inc. a Nevada Corporation, Grantor, for and in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant and convey to Lincoln Mutual Life Insurance Company, its successors and/or assigns, a perpetual 50 foot Roadway Access easement of ingress and egress along the surface of the following described property in Weber County, Utah:

A part of the West half of Section 13, Township 5 North Range 2 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point on the East Line of the Ogden and Salt Lake Railroad right of way which is South 89° 51' 00" East 994.05 feet along the Quarter Section Line from the West Quarter Corner of said Section 13, running thence South 12° 45' 00" West 1343.07 feet along said right of way to the Southwest Corner of Parcel 2; thence North 89° 22' 00" East 51.40 feet; thence North 12° 45' 00" East 1486.69 feet to the South Line of Riverdale Road; thence along said South line South 52° 08' 00" East 78.82 feet; thence South 12° 45' 00" West 94.60 feet to the point of beginning.

DESC DOES NOT CLOSE

The purpose of this easement is to guarantee access to that certain parcel located in Weber County Utah and further described as follows:

A part of the Southwest Quarter of Section 13, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point on the East right-of-way line of the Ogden and Salt Lake Railroad, which is North 0 deg 02' West 858.00 feet along the the section line and 553.39 feet due East from the Southwest corner of said Section 13, running thence due East 365.27 feet to the West right-of-way fence line of Highway I-15; thence three courses along said fence line as follows: North 22 deg 46' 45" East 128.17 feet North 13 deg 20' 22" East 179.25 feet and North 18 deg 04' 30" East 195.57 feet to the north line of the Southwest Quarter of said Section 13; thence South 89 deg 22' West 425.75 feet along the Quarter line to the East line of the Ogden and Salt Lake Railroad right-of-way; thence South 12 deg 45' West 481.40 feet along said East line to the point of beginning.

E# 1502530 BK 1889 PG 2963
DOUG CROFTS, WEBER COUNTY RECORDER
04-NOV-97 257 PM FEE \$13.00 DEP MB
REC FOR: GRANITE.TITLE

08-112-0024,0007 } ABST ONLY
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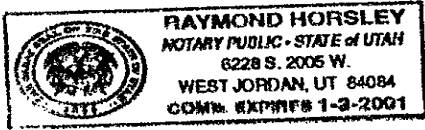
Witness the hand of the Grantor this 31 day of October, 1997.

PIKES PEAK, INC.

By M. James Mollerup
Its: President

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

On the 31st day of October, 1997, personally appeared before me M. James Mollerup, Jr., who being duly sworn, says that he is the president of Pikes Peak, Inc. the corporation that executed the above and foregoing instrument and that said instrument was signed in behalf of said corporation by authority of its by-laws (or by authority of a resolution of its board of directors) and said M. James Mollerup acknowledged to me that said corporation executed the same.



Raymond Horsley
Notary Public
Residing at West Jordan, Utah

My Commission Expires: 1-3-2001