

E 158213 B 382 P 194
Date 01-Sep-2021 03:09PM
Fee: \$42.00 ACH
Filed By: NPS
BRENDA NELSON, Recorder
MORGAN COUNTY
For: FIRST AMERICAN - SALT LAKE ESCROW
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When Recorded Return to:

Allison Phillips Belnap
Holland & Hart LLP
222 South Main Street, Suite 2200
Salt Lake City, UT 84101

**THIRD AMENDMENT TO GRANT OF EASEMENT
(Trunk Easement)**

This Third Amendment to Grant of Easement ("Third Amendment") is effective as of this 27 day of August, 2021 by and between RONNIE B. WHITEAR, CHRISTINE W. WHITEAR, and LONE TREE LAND, L.L.C., a Utah limited liability company, collectively and individually, the "Grantors," and WASATCH PEAKS RANCH, LLC, a Delaware limited liability company, which is hereafter, along with its successors and assigns, referred to as "Grantee."

WITNESSETH:

WHEREAS, one or more of the Grantors are the successors in interest of Donald J. Whitear, individually and as Trustee of the Donald and Laraine Whitear Family Trust dated the 28th day of October, 1996, and as Trustee of the Donald J. Whitear Trust dated the 28th day of October, 1996, and Laraine S. Whitear, individually and as Trustee of the Donald and Laraine Whitear Family Trust, dated the 28th day of October, 1996, grantors under the Grant of Easement to Grantee dated March 10, 2000, and recorded in the official records of the Morgan County, Utah Recorder (the "Official Records") on March 23, 2000, as Entry No. 81921 in Book M158 at Page 236, as amended by the Amendment to Grant of Easement dated December 12, 2002 and recorded in the Official Records on January 29, 2003, as Entry 90669 in Book 188 at Page 376, and as further amended by the Second Amendment to Grant of Easement dated January 31, 2019 and recorded in the Official Records on February 4, 2019, as Entry 146811 in Book 348 at Page 1446 (collectively, the "Trunk Easement");

WHEREAS, Grantee is the owner of the "Gailey Property" situated in Morgan and Davis Counties, in the State of Utah, to which the Trunk Easement is appurtenant, and that is more particularly described on Exhibit "B" to the Trunk Easement; and

WHEREAS, the parties desire to modify and amend the Trunk Easement, as provided in this Third Amendment, specifically to relocate the easement created therein.

NOW, THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the parties agree to modify and amend the Trunk Easement as follows:

1. Relocation of Trunk Easement. The description of the Trunk Easement, as set forth in Exhibit "E" of the Trunk Easement, is hereby deleted in its entirety and replaced by Exhibit "E-3" which is attached hereto and incorporated by this reference. Hereafter, all references in the Trunk Easement to Exhibit "E" shall mean and refer to Exhibit "E-3" attached to this Third Amendment. All references in the Trunk Easement to "Trunk Easement corridor", "right-of-way corridor" or "corridor", or similar, shall mean and refer to the real property described in attached Exhibit "E-3" of this Third Amendment. All references in the Trunk Easement to the easement corridor being a certain number of feet on either side of a centerline description are hereby modified to reference the width as described in Exhibit "E-3" attached to this Third Amendment.
2. Continuing Validity of Trunk Easement. Except as modified by this Third Amendment, the Trunk Easement shall continue in full force and effect in accordance with its terms. In the event of any conflict between the Trunk Easement and this Third Amendment, this Third Amendment shall control. If, for any reason, this Third Amendment shall be deemed to be invalid or unenforceable, the terms and provisions of the Trunk Easement shall continue in full force and effect.
3. Recitals and Defined Terms. The recitals are a material part of this Third Amendment and are incorporated as part of this Third Amendment. Any capitalized terms not otherwise defined in this Third Amendment shall have the same meanings as set forth in the Trunk Easement.

[Remainder of page is blank. Signature pages follow.]

IN WITNESS WHEREOF, Grantor, Ronnie B. Whitear, has executed and delivered this Third Amendment effective as of the day and year first written above.

GRANTOR:

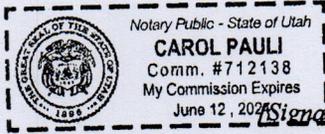
Ronnie B. Whitear
Ronnie B. Whitear, individually

STATE OF UTAH)
COUNTY OF Salt Lake) :ss

The foregoing instrument was acknowledged before me this 27 day of August 2021 by Ronnie B. Whitear.

Notary Seal

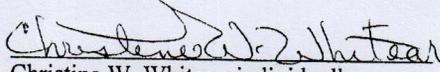
Carol Pauli
Notary Public



Signatures continue on the following page.]

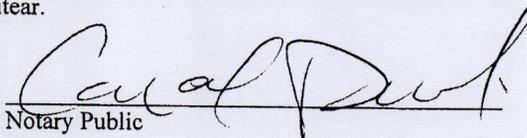
IN WITNESS WHEREOF, Grantor, Christine W. Whitear, has executed and delivered this Third Amendment effective as of the day and year first written above.

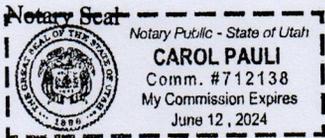
GRANTOR:


Christine W. Whitear, individually

STATE OF UTAH)
COUNTY OF Salt Lake :SS

The foregoing instrument was acknowledged before me this 27 day of August 2021 by Christine W. Whitear.


Notary Public



[Signatures continue on the following page.]

IN WITNESS WHEREOF, Grantor, Lone Tree Land, L.L.C., has executed and delivered this Third Amendment effective as of the day and year first written above.

GRANTOR:

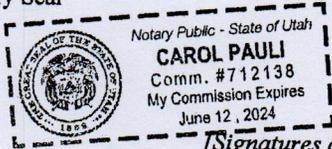
LONE TREE LAND, L.L.C.

By: Ronnie B. Whitear
Ronnie B. Whitear, Manager

STATE OF UTAH)
COUNTY OF Salt Lake :SS

The foregoing instrument was acknowledged before me this 27 day of August 2021 by Ronnie B. Whitear, Manager of Lone Tree Land, L.L.C.

Notary Seal



Carol Pauli
Notary Public

[Signatures continue on the following page.]

IN WITNESS WHEREOF, Grantor, Lone Tree Land, L.L.C., has executed and delivered this Third Amendment effective as of the day and year first written above.

GRANTOR:

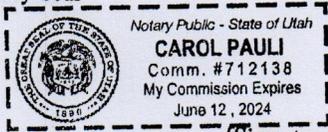
LONE TREE LAND, L.L.C.

By: Christine W. Whitear
Christine W. Whitear, Manager

STATE OF UTAH)
COUNTY OF Salt Lake)^{SS}

The foregoing instrument was acknowledged before me this 27 day of August 2021 by Christine W. Whitear, Manager of Lone Tree Land, L.L.C.

Notary Seal



Carol Pauli
Notary Public

[Signatures continue on the following page.]

EXHIBIT "E-3"
Legal Description of Trunk Easement

Upper Trunk Easement

An easement for access and utilities across Section 1, Township 4 North, Range 1 East, Salt Lake Base and Meridian, Morgan County, Utah, said easement being more particularly described as follows:

Commencing at the Northeast corner of said Section 1, said Northeast corner being a 5/8" steel bar topped with a 1-1/2 inch red plastic cap inscribed "High Mountain LS 368358", running thence South 00°04'00" West 2014.87 feet along the east line thereof; thence North 89°56'00" West 339.25 feet to the Point of Beginning, said Point of Beginning lying on the westerly line of that tract of land described in the Boundary Adjustment Agreement recorded in Book 287, Page 679 in the Morgan County Recorder's office; thence, with parallel sidelines 75.00 feet left and 75.00 feet right, South 87°47'06" West 180.99 feet to a point on a 250.00 foot radius curve to the right; thence Northwesterly 299.48 feet along said curve, through a central angle of 68°38'08", (chord bears North 57°53'50" West 281.89 feet); thence North 23°34'46" West 61.54 feet to a point on a 250.00 foot radius curve to the left; thence Westerly 432.29 feet along said curve, through a central angle of 99°04'26", (chord bears North 73°06'59" West 380.41 feet); thence South 57°20'48" West 307.28 feet to a point on a 300.00 foot radius curve to the right; thence Westerly 171.33 feet along said curve, through a central angle of 32°43'21", (chord bears South 73°42'28" West 169.02 feet); thence North 89°55'52" West 262.53 feet to a point on a 250.00 foot radius curve to the left; thence Southwesterly 246.93 feet along said curve, through a central angle 56°35'35", (chord bears South 61°46'21" West 237.02 feet); thence South 33°28'34" West 128.41 feet to a point on a 250.00 foot radius curve to the right; thence Northwesterly 745.35 feet along said curve, through a central angle of 170°49'16", (chord bears North 61°06'48" West 498.40 feet); thence North 24°17'50" East 339.99 feet to a point on a 250.00 foot radius curve to the left; thence Northerly 44.39 feet along said curve, through a central angle of 10°10'27", (chord bears North 19°12'36" East 44.34 feet); thence North 14°07'23" East 60.37 feet to a point on a 250.00 foot radius curve to the right; thence Northeasterly 133.04 feet along said curve, through a central angle of 30°29'22", (chord bears North 29°22'04" East 131.47 feet); thence North 44°36'45" East 80.64 feet to a point on a 250.00 foot radius curve to the left; thence Northerly 334.28 feet along said curve, through a central angle of 76°36'40", (chord bears North 06°18'25" East 309.93 feet); thence North 31°59'55" West 164.78 feet to a point on a 300.00 foot radius curve to the right; thence Northerly 263.12 feet along said curve, through a central angle of 50°15'05", (chord bears North 06°52'22" West 254.76 feet); thence North 18°15'10" East 145.19 feet to a point on a 500.00 foot radius curve to the left; thence Northerly 50.28 feet along said curve, through a central angle of 5°45'43", (chord bears North 15°22'19" East 50.26 feet); thence North 12°29'28" East 146.69 feet to a point on a 250.00 foot radius curve to the left; thence Westerly 748.15 feet along said curve, through a central angle of 171°27'46", (chord bears North 73°14'25" West 498.61 feet); thence South 21°01'42" West 193.86 feet to a point on a 1000.00 foot radius curve to the right; thence Southwesterly 214.71 feet along said curve, through a central angle of 12°18'07", (chord bears South 27°10'46" West 214.30 feet); thence South 33°19'49" West 573.00 feet to a point on a 300.00 foot radius curve to the right; thence Southwesterly 204.29 feet along said curve, through a central angle of 39°00'56", (chord bears South 52°50'17" West 200.36 feet); thence South

72°20'45" West 234.72 feet to a point on a 400.00 foot radius curve to the right; thence Westerly 84.80 feet along said curve, through a central angle of 12°08'49", (chord bears South 78°25'09" West 84.64 feet) to a point on the east line of the first tract of land in exhibit II of Warranty Deed recorded in Book M24 Page 411 in the office of the Morgan County Recorder.

Said easement being 6,852 feet, more or less, in length, with the sideline of the easement closing on East at the westerly line of that tract of land described in the Boundary Adjustment Agreement recorded in Book 287, Page 679 in the Morgan County Recorder's office and on the West on the east line of the first tract of land in exhibit II of Warranty Deed recorded in Book M24 at Page 411 in the office of the Morgan County Recorder.

The Basis of Bearing of the easement being South 00°04'00" West between the Northeast corner and the East Quarter corner of said Section 1.

Morgan Valley Drive to Canal Easement

An easement for access and utilities across part of the Southeast Quarter of the Northeast Quarter of Section 1, Township 4 North, Range 1 East, Salt Lake Base and Meridian and the Southeast Quarter of the Northwest Quarter and Lot 5 of Section 6, Township 4 North, Range 2 East, Salt Lake Base and Meridian, Morgan County, Utah. Said easement being more particularly described as follows:

Beginning at a point on the east line of said Section 1, South 00°04'00" West 1926.29 feet from the Northeast Corner thereof, said Northeast Corner being monumented with a 5/8" steel bar topped with a 1-1/2" red plastic cap inscribed "High Mountain LS 368358", thence North 87°47'06" East 19.88 feet to a point on a 225.00 foot radius curve to the left; thence Northeasterly 220.18 feet along said curve, through a central angle of 56°04'07", (chord bears North 59°45'03" East 211.50 feet); thence North 31°42'59" East 52.84 feet to a point on a 325.00 foot radius curve to the right; thence Northeasterly 360.00 feet along said curve, through a central angle of 63°27'56", (chord bears North 63°26'57" East 341.87 feet); thence South 84°49'05" East 173.51 feet; thence South 78°33'51" East 332.66 feet; thence South 85°47'19" East 800.96 feet to the southwest corner of that tract of land described in the Warranty Deed recorded in Book M50, Page 355 in the Morgan County Recorder's office, said corner is monumented according to record of survey map numbers 323 and 342 of Morgan County records; thence South 87°18'35" East 369.67 feet along the south line thereof and the south line of that tract of land describe in the Warranty Deed recorded in Book M-1 Page 179 in the Morgan County Recorder's office, to the northwest corner of that tract of land describe in the Warranty Deed recorded in Book 318, Page 663 in the Morgan County Recorder's office; thence the following three (3) courses along the boundary thereof: 1) South 03°04'57" West 102.31 feet, 2) South 39°14'57" East 320.37 feet, 3) South 87°18'35" East 70.00 feet to a point on the westerly right-of-way line of Morgan Valley Drive; thence, along said westerly right-of-way line, Southerly 92.53 feet along the arc of a 988.48 foot radius curve to the left, through a central angle of 5°21'48", (chord bears South 15°30'15" West 92.50 feet); thence North 74°59'52" West 96.76 feet; thence North 39°14'57" West 376.99 feet to a point on a 150.00 foot radius curve to the left; thence Northwesterly 125.82 feet along said curve, through a central angle of 48°03'38", (chord bears North 63°16'46" West 122.17 feet; thence North 87°18'35" West 61.77 feet; thence North 85°58'39" West 1066.02 feet; thence South 89°36'44"

West 316.65 feet; thence North 84°49'05" West 40.18 feet to a point on a 175.00 foot radius curve to the left; thence Southwesterly 193.84 feet along said curve, through a central angle of 63°27'56", (chord bears South 63°26'57" West 184.09 feet); thence South 31°42'59" West 52.84 feet to a point on a 375.00 foot radius curve to the right; thence Southwesterly 366.97 feet along said curve, through a central angle of 56°04'07", (chord bears South 59°45'03" West 352.50 feet); thence South 87°47'06" West 89.36 feet to the easterly line of that tract of land described in that certain Boundary Adjustment Agreement recorded in Book 287, Page 679 of Morgan County records; thence along said easterly line the following three (3) courses: 1) North 25°20'26" West 1.64 feet, 2) North 35°47'14" West 119.75 feet, 3) North 36°01'36" West 58.63 feet, thence North 87°47'06" East 168.97 feet to the Point of Beginning.

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TAX PARCELS

00-0001-1492, 00-0077-9155, 00-0001-1435, 00-0001-1443, 00-0001-3647, 00-0063-7662 , 00-0001-3753, 00-0071-6785, 00-0062-3882, 00-0001-3720, 00-0001-4082