

REV05042015

Return to:

Rocky Mountain Power

Lisa Louder/ *Jacob Barnett*

1407 West North Temple Ste. 110
Salt Lake City, UT 84116

E 166569 B 412 P 919

Date 13-Aug-2024 12:09PM

Fee: \$40.00 ACH

Filed By: JM

BRENDA NELSON, Recorder

MORGAN COUNTY

For: PACIFICORP- LLOUDER

Recorded Electronically by Simplifile

Project Name: Spendlove Plumbing Commercial Flex Space

WO#: 7204278

RW#:

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, **Silverback Holdings, LLC**("Grantor"), hereby grants Rocky Mountain Power, an unincorporated division of PacifiCorp its successors and assigns, ("Grantee"), an easement for a right of way (3) feet in width and (340) 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 **Morgan** 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: All of LOT 4, Canyon View Commercial

Assessor Parcel No. 000089-2094

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 30th day of July, 2024.



(Insert Grantor Name Here) GRANTOR

Karmen Spendlove, owner Silverback Holdings LLC


(Insert Grantor Name Here) GRANTOR

Acknowledgment by a Corporation, LLC, or Partnership:

STATE OF Utah)
) ss.
County of Davis)

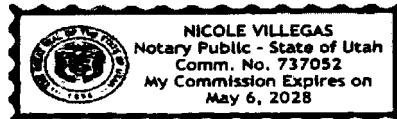
On this 30 day of July, 2024, before me, the undersigned Notary Public in and for said State, personally appeared Kaymen Spendlove (name), known or identified to me to be the Owner (president / vice-president / secretary / assistant secretary) of the corporation, or the (manager / member) of the limited liability company, or a partner of the partnership that executed the instrument or the person who executed the instrument on behalf of Silverback Holdings 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.



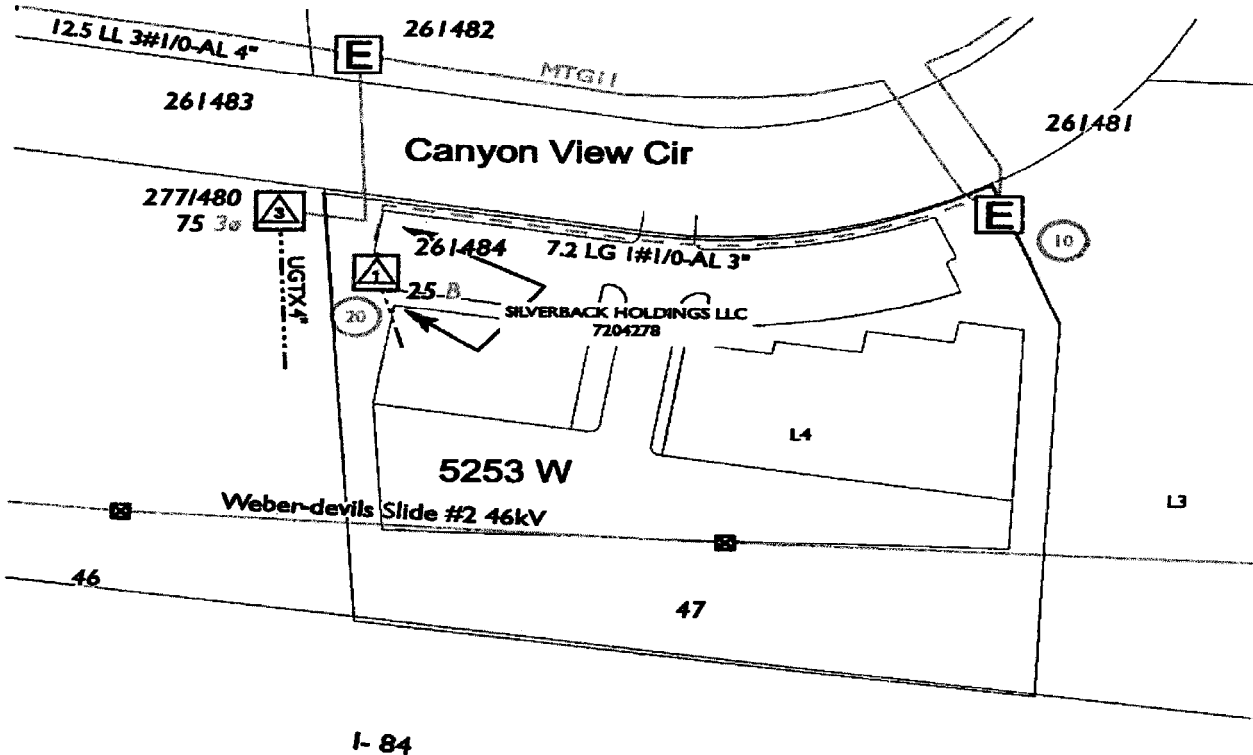
(notary signature)

NOTARY PUBLIC FOR Utah (state)
Residing at: ogden UT (city, state)
My Commission Expires: May 6, 2028 (d/m/y)



Property Description

Quarter: NW Quarter: SW Section: 26 Township 5N (N or S),
Range 1E (E or W), S.L.B. Meridian
County: Morgan State: Utah
Parcel Number: 00089-2094



CC#: WO#: 7204278
Landowner Name: Silverback Holdings
Drawn by:

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.

EXHIBIT A



SCALE: