

**WHEN RECORDED, MAIL TO:**  
ROY CROSSROADS RETAIL 23, L.L.C.  
ROY CROSSROADS ASSOCIATES, L.L.C.  
C/O SKY PROPERTIES, INC.  
585 West 500 South, #110  
Bountiful, Utah 84010

# 7729  
Courtesy

Space Above Line for Recorder's Use Only

### GRANT OF EASEMENT

The undersigned **K-J FOUR INVESTMENT, LTD.**, a Utah Limited Partnership (hereinafter referred to as "GRANTOR"), for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, hereby conveys and grants to **ROY CROSSROADS RETAIL 23, L.L.C.**, a Utah Limited Liability Company and **ROY CROSSROADS ASSOCIATES, L.L.C.**, a Utah Limited Liability Company, their successors and assigns (hereinafter collectively referred to as "GRANTEE"), a perpetual FIFTEEN FOOT (15') easement (see map attached hereto as EXHIBIT "2", incorporated herein, and by this reference made a part hereof) for the construction, installation, operation, maintenance, and repair of a storm drain line across the following described real property (hereinafter referred to as the "K-J FOUR PROPERTY") situated in Weber County, State of Utah, and more particularly described as follows:

[See EXHIBIT "1" attached hereto, incorporated herein, and by this reference made a part hereof]

DATED this 7 day of September, 2000

GRANTOR: **K-J FOUR INVESTMENT, LTD.**,  
a Utah Limited Liability Partnership

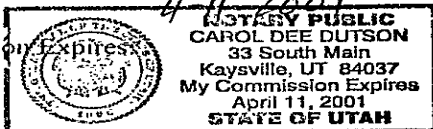
BY: Kent M. Beckstrom G.P.

KENT M. BECKSTROM, its General Partner  
E# 1726679 BK2091 PG1621  
DOUG CROFTS, WEBER COUNTY RECORDER  
14-SEP-00 443 PM FEE \$15.00 DEP JPH  
REC FOR: ASSOCIATED.TITLE

STATE OF UTAH )  
                  ) Davis : ss.  
COUNTY OF WEBER )

On this the 7<sup>th</sup> day of September, 2000, personally appeared before me **KENT M. BECKSTROM**, General Partner of **K-J FOUR INVESTMENT, LTD.**, a Utah Limited Partnership, which Limited Partnership executed the foregoing instrument, and said **KENT M. BECKSTROM** acknowledged to me that the foregoing instrument was signed by him on behalf of **K-J FOUR INVESTMENT, LTD.**, in his capacity as General Partner of **K-J FOUR INVESTMENT, L.C.**.

My Commission Expires



Carol Dee Dutton  
NOTARY PUBLIC  
Residing at: Kaysville, Utah

## EXHIBIT "1"

### LEGAL DESCRIPTION OF THE K-J FOUR PROPERTY

PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN U.S. SURVEY IN ROY CITY, WEBER COUNTY, UTAH; BEGINNING AT A POINT 1309.95 FEET NORTH 89°45'19" WEST ALONG THE SECTION LINE TO THE EAST BOUNDARY OF WOODMERE ESTATES NO. 1, A SUBDIVISION IN ROY CITY, WEBER COUNTY, UTAH, AND 439.30 FEET NORTH 00°14'30" EAST ALONG THE EAST BOUNDARY OF WOODMERE ESTATES NO. 1 AND NO. 2 AND SAID EAST BOUNDARY PROJECTED NORTHERLY FROM THE SOUTHEAST CORNER OF SAID SECTION 16; AND RUNNING THENCE SOUTH 50°08'52" EAST 275.63 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 1444.72 FOOT RADIUS CURVE TO THE LEFT 553.42 FEET (LONG CHORD BEARS SOUTH 61°07'18" EAST 550.04 FEET) TO THE SOUTH LINE OF SAID SECTION; THENCE NORTH 89°45'19" WEST ALONG THE SECTION LINE 695.10 FEET TO A POINT ON THE EAST BOUNDARY OF WOODMERE ESTATE NO. 1, A SUBDIVISION IN ROY CITY, WEBER COUNTY, UTAH; THENCE NORTH 0°14'30" EAST ALONG THE EAST BOUNDARY OF WOODMERE ESTATE NO. 1 AND NO. 2, 439.30 FEET TO THE POINT OF BEGINNING.

09-073-0079

### LEGAL DESCRIPTION OF THE STORM DRAIN EASEMENT

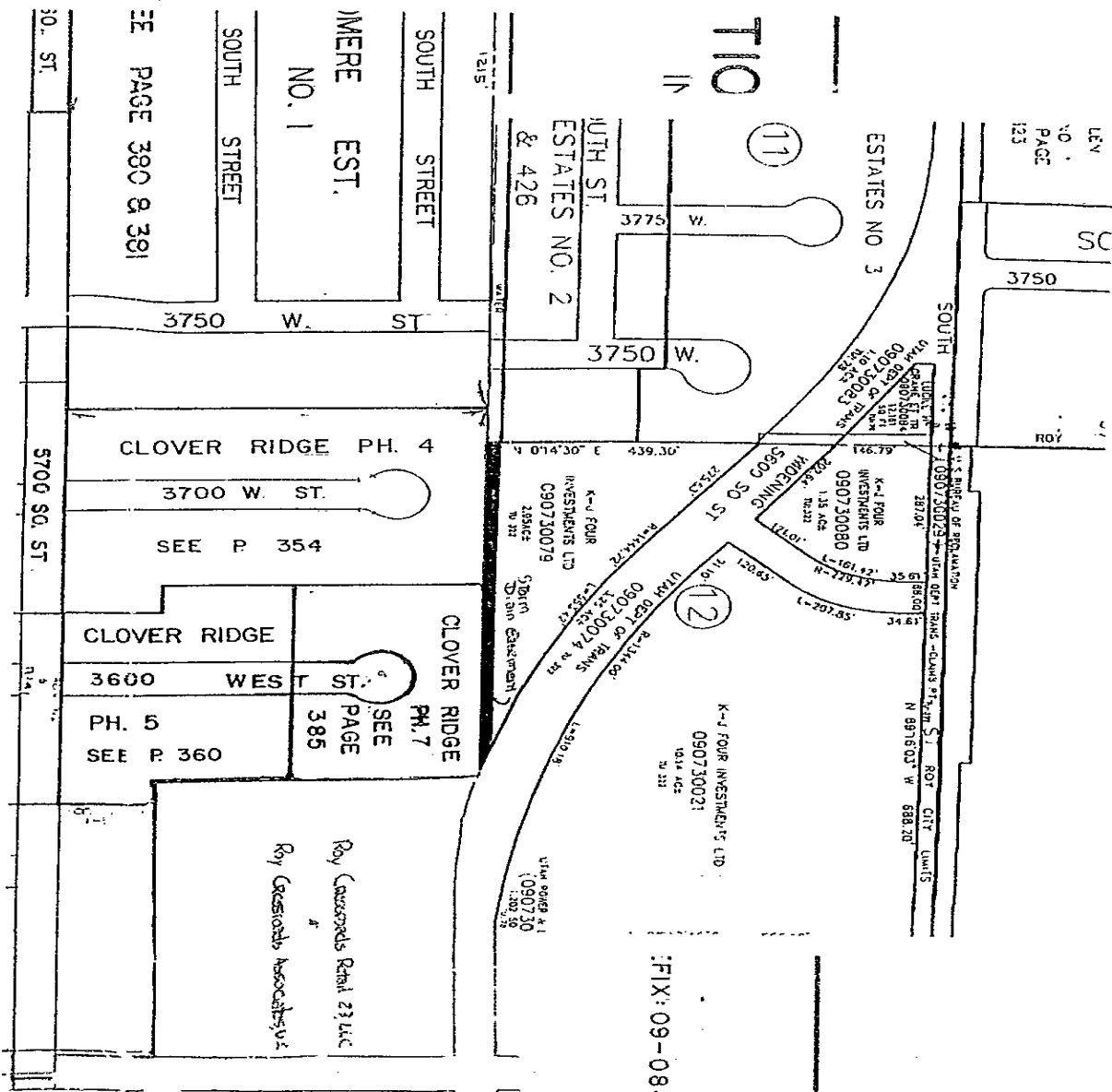
A FIFTEEN FOOT (15') wide storm drain line easement described as follows:

PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY IN ROY CITY, WEBER COUNTY, UTAH; BEGINNING AT A POINT 1309.95 FEET NORTH 89°45'19" WEST ALONG THE SECTION LINE TO THE EAST BOUNDARY OF WOODMERE ESTATES NO. 1, A SUBDIVISION IN ROY CITY, WEBER COUNTY, UTAH AND 15.00 FEET NORTH 00°14'30" EAST ALONG THE EAST BOUNDARY OF WOODMERE ESTATES NO. 1 AND NO. 2 AND SAID EAST BOUNDARY PROJECTED NORTHERLY FROM THE SOUTHEAST CORNER OF SAID SECTION 16; AND RUNNING 650.51 FEET SOUTH 89°45'19" EAST; THENCE, SOUTHEASTERLY ALONG THE ARC OF A 1444.72 FOOT RADIUS TO THE LEFT 47.05 FEET (LONG CHORD BEARS SOUTH 71°09'46" EAST 47.05 FEET) TO THE SOUTH LINE OF SAID SECTION; THENCE NORTH 89°45'19" WEST ALONG SAID SECTION LINE 695.10 FEET TO A POINT ON THE EAST BOUNDARY OF WOODMERE ESTATES NO. 1, A SUBDIVISION IN ROY CITY, WEBER COUNTY, UTAH, THENCE NORTH 00°14'30" EAST ALONG THE EAST BOUNDARY OF WOODMERE ESTATES NO. 1 AND NO. 2, 15.00' TO THE POINT OF BEGINNING.

pt 09-073-0079

E# 1726679 BK2091 PG1622

**EXHIBIT "2"**  
 (MAP SHOW LOCATION OF THE WEST STORM DRAIN LINE EASEMENT)



ET 1726679 BK2091 PG1623