

02-050-0154, 0155;

File No.:

When Recorded Mail To:

Space above is provided for Recorder's use

GRANT OF EASEMENT

THIS GRANT OF EASEMENT made this 11th day of October, 2002, by and between the Bruce Maddox & Patsy Maddox, Husband & Wife, and Danny R. Hulse as Grantor(s).

Recitals

A. The Bruce Maddox & Patsy Maddox, and Danny R. Hulse are the owner's of a parcel of land ("Parcel") situated in Box Elder County, Utah, more particularly described as follows:

(Maddox Parcel)

All of Lot 3, Kings Subdivision, Willard City Survey, Box Elder County, Utah, According to the official plat thereof. 02-050-0154

(Hulse Parcel)

All of lot 4-R, Kings Subdivision, Willard City Survey, Box Elder County, Utah, According to the official plat thereof. 02-050-0155

B. The Utilities have requested an easement from Grantor(s) across the Southerly 7.5 Feet of the Maddox Parcel and the Northerly 7.5 Feet of the Hulse Parcel for installation of Utilities access to the Parcel's.

C. The Utilities have determined that it is in the best interests of the beneficiaries of the Parcel to grant a cost-free perpetual easement to Utilities across the Parcel, in return for Utilities provided.

NOW, THEREFORE, for Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Maddox and Utilities agree as follows:

1. Easement Across Maddox & Hulse Parcel. The Maddox hereby grants and conveys to Utilities and his/her successor(s) and assigns a perpetual easement and right of way (the "Easement") over the existing unimproved access way (the "Access Way") across the Southerly 7.5 Feet of the Parcel, and more specifically described as follows:

15 Foot Wide Easement for the Purpose of Public Utilities The Center Line of Said Easement Being the South Line of of Said Lot 3, Kings Subdivision, 7.5 Feet on Lot 3, and 7.5 Feet on Lot 4-R, Kings Subdivision, Willard City Survey, Box Elder County, Utah, According to the official plat thereof.

02-050-0154, & 02-050-0155

2. Purpose and Use. The Easement is granted for the purpose of allowing Utilities, his/her heirs, successors, assigns, grantees and their grantees ingress and egress to the Parcel along the existing travel surface of the Access Way. The Easement may be used for the installation of Utilities use, together with such culverts, ditches, drains and other improvements as may reasonably be required. The Easement may also be used for the construction, installation, operation, maintenance and repair of water and sewer pipelines, buried electric, telephone, gas and other utility lines having the primary purpose of serving the Maddox & Hulse Parcel.

3. Easement Runs with Land. The Easement shall be perpetual in nature and run with the land.

4. Title. The Maddox & Hulse claims fee simple title to the Parcel. Utilities shall have no claim for damages against the Maddox or Hulse for any claimed failure or deficiency of the title or for interference by any third party.

5. Successors and Assigns. This Grant of Easement shall be binding upon and shall inure to the benefit of the respective successors and assigns of Grantor and Grantee. The Maddox & Hulse Acknowledges and intends that Utilities shall have the right, exercisable from time to time, to assign the non-exclusive use of the easement and right of way granted herein to third parties and their respective successors and assigns.

6. Waiver of Administrative Fee. The Utilities hereby waives, and Maddox & Hulse shall not be responsible for or obligated to pay, any administrative fee such as currently payable pursuant to Utah Administrative Code R850-40-1800 or successor regulations.

Executed as of the date first above written.

By: Bruce Maddox
Bruce Maddox

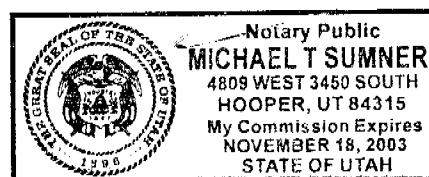
By: Patsy Maddox
Patsy Maddox

By: Danny R. Hulse
Danny R. Hulse

State of Utah}
County of Utah }: ss:

On the 11/11 day of October, 2002, personally appeared before me Bruce Maddox and Patsy Maddox Who duly acknowledged to me that they executed the same.

Expires:
Res.:

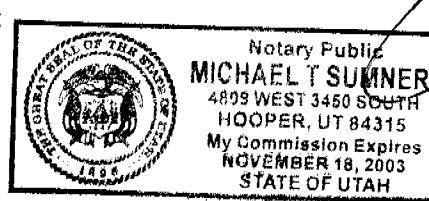


Notary Public

State of Utah}
County of Utah }: ss:

On the 11/11 day of October, 2002, personally appeared before me Danny R. Hulse Who duly acknowledged to me that --- he executed the same.

Expires:
Res.:



Notary Public