

WHEN RECORDED MAIL TO:

Questar Gas Company
P.O. Box 45360, Right-of-Way
Salt Lake City, UT 84145-0360
.lp;

DOC # 20150001401

Right of Way Page 1 of 3
Russell Shirts Washington County Recorder
01/15/2015 01:03:06 PM Fee \$ 14.00
By QUESTAR GAS CO



Space above for County Recorder's use
PARCEL I.D. # SG-5-3-6-4421-ERD

RIGHT-OF-WAY AND EASEMENT GRANT

DJ Buildings, LLC, A Utah Limited Liability Company, ("Grantor"), does hereby convey and warrant to QUESTAR GAS COMPANY, a corporation of the State of Utah, ("Grantee"), its successors and assigns, for the sum of ONE DOLLAR (\$1.00) in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, a right-of-way and easement to construct, install, lay, maintain, operate, repair, alter, inspect, protect, make connections to, remove and replace pipelines, valves, valve boxes and install cathodic monitoring and mitigation facilities and other gas transmission and distribution facilities (hereinafter collectively called "Facilities"), through and across the following described land and premises situated in the County of Washington, State of Utah, and more particularly described as follows, to-wit:

Land of the Grantor located in the Northwest Quarter of Section 6, Township 43 S, Range 15 W, Salt Lake Base and Meridian. More particularly described as follows; Beginning at a point that is N 89°28'23" E 693.66 FT along the section line and South 625.19 FT from the Northwest Corner of Section 6, T 43 S, R 15 W, SLB & M; Thence S 78°50'55" E 20.00 feet; Thence S 11°07'54" W 43.48 feet; Thence S 78°50'55" E 215.42 feet to the East property line of said parcel; Thence on a non tangent curve to the right with a radius of 1333.00 feet and a central angle of 01°18'12" for a distance of 30.32 feet. Cord bears S 20°22'35" W 30.32 feet; Thence N 78°52'05" W 230.55 feet to the West property line of said parcel; Thence N 11°07'54" E 73.49 feet along the West property line of said parcel to the point of Beginning.

TO HAVE AND TO HOLD the same unto said QUESTAR GAS COMPANY, its successors and assigns, so long as such Facilities shall be maintained, with the right of ingress and egress to and from said right-of-way and easement to construct, install, lay, maintain, operate, repair, alter, inspect, protect, make connections to, remove and replace the same. This right-of-way and easement shall carry with it the right to use any available access road(s) for the purpose of conducting the foregoing activities. During temporary periods, Grantee may use such portion of the property along and adjacent to said right-of-way and easement as may be reasonably necessary in connection with construction, maintenance, repair, removal or replacement of the

Facilities. Grantor(s) shall have the right to use said premises except for the purposes for which this right-of-way and easement is granted to Grantee, provided such use does not interfere with the Facilities or any other rights granted to Grantee hereunder.

Without limiting the generality of the foregoing, Grantor(s) does hereby covenant, warrant and agree as follows:

1. Grantor(s) shall not build or construct, nor permit to be built or constructed, over or across the right-of-way and easement, any building, retaining walls, rock walls, footings or improvement which impairs the maintenance or operation of the Facilities.

2. Grantor(s) shall not change the contour within the right-of-way and easement without prior written consent of Grantee.

3. Grantor(s) shall not plant, or permit to be planted, any deep rooted trees, or any vegetation with roots that may damage the Facilities, within the right-of-way and easement, without prior written consent of Grantee.

4. Grantor(s) shall not place personal property within the right-of-way and easement that impairs the maintenance or operation of the Facilities.

5. Grantee agrees to restore the right of way and easement to as near as reasonably practical to the condition and quality of the property prior to installation, maintenance, repair, replacement, or removal of the Facilities.

6. Grantor(s) agrees to indemnify, hold harmless and defend Grantee, its agents and employees, from all claims, mechanics liens, demands, damages, actions, costs and charges for personal injury and property damage, and any other liabilities, including attorney's fees, arising out of or by any reason of Grantor's use of the right-of-way and easement or any activities conducted thereon by Grantor(s), his/her/its agents, employees, invitees or as a result of Grantor's negligence.

This right-of-way and easement shall be binding upon and inure to the benefit of the successors and assigns of Grantor(s) and the successors and assigns of Grantee, and may be assigned in whole or in part by Grantee.

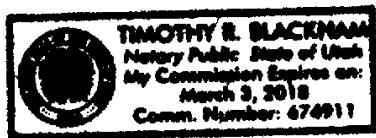
It is hereby understood that any parties securing this grant on behalf of Grantee are without authority to make any representations, covenants or agreements not herein expressed.

WITNESS the execution hereof this 8th day of October, 2014.

By: 
KIM JENSEN Registered Agent and Member

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

The foregoing instrument was acknowledged before me this 8th day of October 2014,
by KIM JENSEN, the REGISTERED AGENT and MEMBER of DJ BUILDINGS, LLC,
a Utah limited liability company.



Timothy R. Blackham
Notary Public