



When Recorded Return To:

K. Jake Graff, Esq.
PACK GRAFF, PLLC
1060 S. Main Street, Ste. 301B
St. George, Utah 84770

Tax I.D. Nos. 1010-C-HV, 1010-A-HV,
1008-C-HV and 1009-A-2-HV

RECIPROCAL EASEMENT AGREEMENT

This Reciprocal Easement Agreement ("Agreement") is entered into as of this 2nd day of ~~September~~ ^{October}, 2015, by and between TWIN OAKS INC., a Utah corporation ("Twin Oaks"), G.M. Sevy Ltd., a Utah limited partnership ("G.M. Sevy"), Kenneth J. Graff, Trustee of the Ken & Kerrie Graff Family Revocable Trust dated September 30, 2004 ("Graff") and Russell M. Sevy and Wanda Sevy as Trustees of the Russell M. Sevy and Wanda Sevy Family Trust ("R. Sevy") (individually a "Party" or collectively the "Parties").

RECITALS

- A. Twin Oaks owns certain real property located on Kolob Mountain in Washington County, Utah more particularly described as Tax I.D. No. 1010-C-HV (the "Twin Oaks Property").
- B. G.M. Sevy owns certain real property located on Kolob Mountain in Washington County, Utah more particularly described as Parcel No. 1010-A-HV (the "G.M. Sevy Property").
- C. Kenneth J. Graff, Trustee of the Ken & Kerrie Graff Family Revocable Trust dated September 30, 2004 owns certain real property located on Kolob Mountain in Washington County, Utah more particularly described as Parcel No. 1008-C-HV (the "Graff Property").
- D. Russell M. Sevy and Wanda Sevy as Trustees of the Russell M. Sevy and Wanda Sevy Family Trust own certain real property located on Kolob Mountain in Washington County, Utah more particularly described as Parcel No. 1009-A-2-HV (the "R. Sevy Property").
- E. The Twin Oaks Property, G.M. Sevy Property, Graff Property and R. Sevy Property each include a roadway and/or easement located thereon, which is commonly referred to as "Spike Road" and is depicted on the site plan and legal description collectively attached hereto as Exhibit "A" (the "Spike Road Easement").
- F. Twin Oaks, G.M. Sevy, Graff, and R. Sevy each desire to enter into this agreement to grant reciprocal easements to one another for use, ingress, egress, and access on the terms and conditions set forth herein.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein and for other good and valuable consideration, the receipt, value and sufficiency of which is hereby acknowledged, the Parties hereby covenant and agree as follows:

1. Easement Benefiting Twin Oaks Property. G.M. Sevy, Graff, and R. Sevy each hereby grant to Twin Oaks, for the use and benefit of Twin Oaks and its invitees, lessees, successors and assigns, a nonexclusive easement with a right of entry to use the Spike Road Easement for vehicular travel, ingress and egress, and access to the Twin Oaks Property (the "Twin Oaks Easement").

2. Easement Benefiting G.M. Sevy Property. Twin Oaks, Graff, and R. Sevy each hereby grant to G.M. Sevy, for the use and benefit of G.M. Sevy and its invitees, lessees, successors and assigns, a nonexclusive easement with a right of entry to use the Spike Road Easement for vehicular travel, ingress and egress, and access to the G.M. Sevy Property (the "G.M. Sevy Easement").

3. Easement Benefiting Graff Property. Twin Oaks, G.M. Sevy, and R. Sevy each hereby grant to Graff, for the use and benefit of Graff, and its invitees, lessees, successors and assigns, a nonexclusive easement with a right of entry to use the Spike Road Easement for vehicular travel, ingress and egress, and access to the Graff Property (the "Graff Easement").

4. Easement Benefiting R. Sevy Property. Twin Oaks, G.M. Sevy, and Graff each hereby grant to R. Sevy, for the use and benefit of R. Sevy and its invitees, lessees, successors and assigns, a nonexclusive easement with a right of entry to use the Spike Road Easement for vehicular travel, ingress and egress, and access to the R. Sevy Property (the "R. Sevy Easement").

5. Benefit and Burden; Run With the Land.

a. Twin Oaks Property. It is the intent of the Parties that the easements granted by Twin Oaks pursuant to Sections 2, 3 and 4 above shall burden the Twin Oaks Property and be binding on Twin Oaks and its successors and assigns, for the benefit of G.M. Sevy, Graff, and R. Sevy, their invitees, lessees, successor and assigns.

b. G.M. Sevy Property. It is the intent of the Parties that the easements granted by G.M. Sevy pursuant to Sections 1, 3 and 4 above shall burden the G.M. Sevy Property and be binding on G.M. Sevy and its successors and assigns, for the benefit of Twin Oaks, Graff, and R. Sevy, their invitees, lessees, successor and assigns.

c. Graff Property. It is the intent of the Parties that the easements granted by Graff pursuant to Sections 1, 2 and 4 above shall burden the Graff Property and be binding on Graff and its successors and assigns, for the benefit of Twin Oaks, G.M. Sevy, and R. Sevy, their invitees, lessees, successor and assigns.

d. R. Sevy Property. It is the intent of the Parties that the easements granted by R. Sevy pursuant to Sections 1, 2 and 3 above shall burden the R. Sevy Property and be binding on R. Sevy and its successors and assigns, for the benefit of Twin Oaks, G.M. Sevy, and Graff, their invitees, lessees, successor and assigns.

6. Notices. All notices and demands of any kind which any party may wish to serve upon the other parties shall be in writing and shall be served upon the Parties at the addresses set forth below, or at any other address so disclosed in the future:

If to Twin Oaks: Steven M. Sevy 2667 Santa Clara Box 217 Santa Clara, UT 84765	If to G.M. Sevy: Steven M. Sevy 2667 Santa Clara Box 217 Santa Clara, UT 84765
If to Graff: Kenneth J. Graff 911 Blue Mountain Road Washington, UT 84780	If to R. Sevy: Russell Sevy 2236 W. 30 N. Cedar City, UT 84720

Notices shall be made effective: (i) upon personal delivery during normal business hours, (ii) via United States Mail, registered or certified, return receipt requested, upon the date of delivery evidenced upon the receipt, or (iii) upon receipt by the receiving party via United States Postal Service Express Mail, overnight or express courier service to the addresses listed above.

7. Authorization. Each Party hereto hereby represents and warrants that the individual executing this Agreement on behalf of such Party is duly authorized and empowered to bind the Party, and that this Agreement is valid, binding, and enforceable against the Party in accordance with its terms.

8. Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. The signature pages from one or more counterparts may be removed from such counterparts and such signature pages all attached to a single instrument so that the signatures of all parties may be physically attached to a single document.

9. Headings. The descriptive headings of the sections of this Agreement are inserted for convenience only and shall not control the meaning or construction of any of the provisions hereof.

10. Entire Agreement. This Agreement constitutes the entire agreement between the Parties pertaining to the subject matter hereof. All other prior and contemporaneous agreements, representations and understandings of the parties, oral or written, are hereby superseded and merged herein.

11. Severability. If any provisions of this Agreement are declared void or unenforceable, such provision shall be severed from this Agreement, and the Agreement shall otherwise remain in full force and effect.

12. Governing Law. This Agreement is entered into in Utah and shall be construed and interpreted under the laws of Utah.

13. Successors and Assigns. All rights and obligations arising out of this Agreement shall inure to the benefit of and be binding upon the respective heirs, successors, legal representative and assigns of the Parties hereto.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first set forth above.

<p>TWIN OAKS: TWIN OAKS INC., a Utah corporation</p> <p>By: <u><i>Steven M. Sevy</i></u> Steven M. Sevy, President</p>	<p>G.M. SEVY: G.M. Sevy Ltd., a Utah limited partnership</p> <p>By: <u><i>Steven M. Sevy</i></u> Steven M. Sevy, General Partner</p>
<p>GRAFF: Kenneth J. Graff, Trustee of the Ken & Kerrie Graff Family Revocable Trust dated 09/30/04</p> <p>By: <u><i>Kenneth J. Graff</i></u> Kenneth J. Graff, Trustee</p>	<p>R. SEVY: Russell M. Sevy and Wanda Sevy as Trustees of the Russell M. Sevy and Wanda Sevy Family Trust</p> <p>By: <u><i>Russell M. Sevy</i></u> Russell M. Sevy, Trustee</p>

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-Notary signatures to appear on next two pages-

STATE OF UTAH)
Iron) ss:
COUNTY OF WASHINGTON)

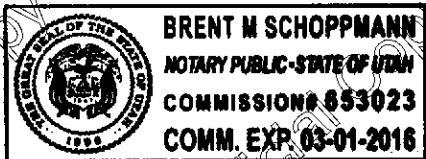
On the 2nd day of ~~September~~ ^{Bms} October, 2015, Steven M. Sevy, being first duly sworn, deposes and says that he is the President of Twin Oaks Inc., a Utah corporation; that he has read the foregoing Reciprocal Easement Agreement and knows the contents thereof; and that he signed the said document for its intended purpose under the authority given him by the Bylaws of such corporation or by special resolution of the directors of such corporation.



Brent M Schoppmann
NOTARY PUBLIC

STATE OF UTAH)
Iron) ss:
COUNTY OF WASHINGTON)

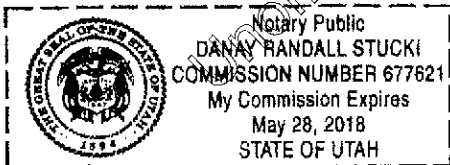
On the 2nd day of ~~September~~ ^{Bms} October, 2015, Steven M. Sevy, being first duly sworn, deposes and says that he is a General Partner of G.M. Sevy, Ltd, a Utah limited partnership; that he has read the foregoing Reciprocal Easement Agreement and knows the contents thereof; and that he signed the said document for its intended purpose under the authority given him by the Partnership Agreement of such partnership or by special resolution of the partners of the partnership.



Brent M Schoppmann
NOTARY PUBLIC

STATE OF UTAH)
) ss:
COUNTY OF WASHINGTON)

On the 31st day of ~~September~~ ^{August}, 2015, Kenneth J. Graff, being first duly sworn, deposes and says that he is the Trustee of the Ken & Kerrie Graff Family Revocable Trust dated September 30, 2004; that he has read the foregoing Reciprocal Easement Agreement and knows the contents thereof; and that he signed the said document for its intended purpose under the authority given him under said trust.



Danay Handall Stucki
NOTARY PUBLIC

STATE OF UTAH)
) ss:
COUNTY OF Iron WASHINGTON)

On the 2nd day of September 2015, Russell M. Sevy, being first duly sworn, deposes and says that he is Trustee of the Russell M. Sevy and Wanda Sevy Family Trust; that he has read the foregoing Reciprocal Easement Agreement and knows the contents thereof; and that he signed the said document for its intended purpose under the authority given him under said trust.



Brent M. Schoppmann
NOTARY PUBLIC

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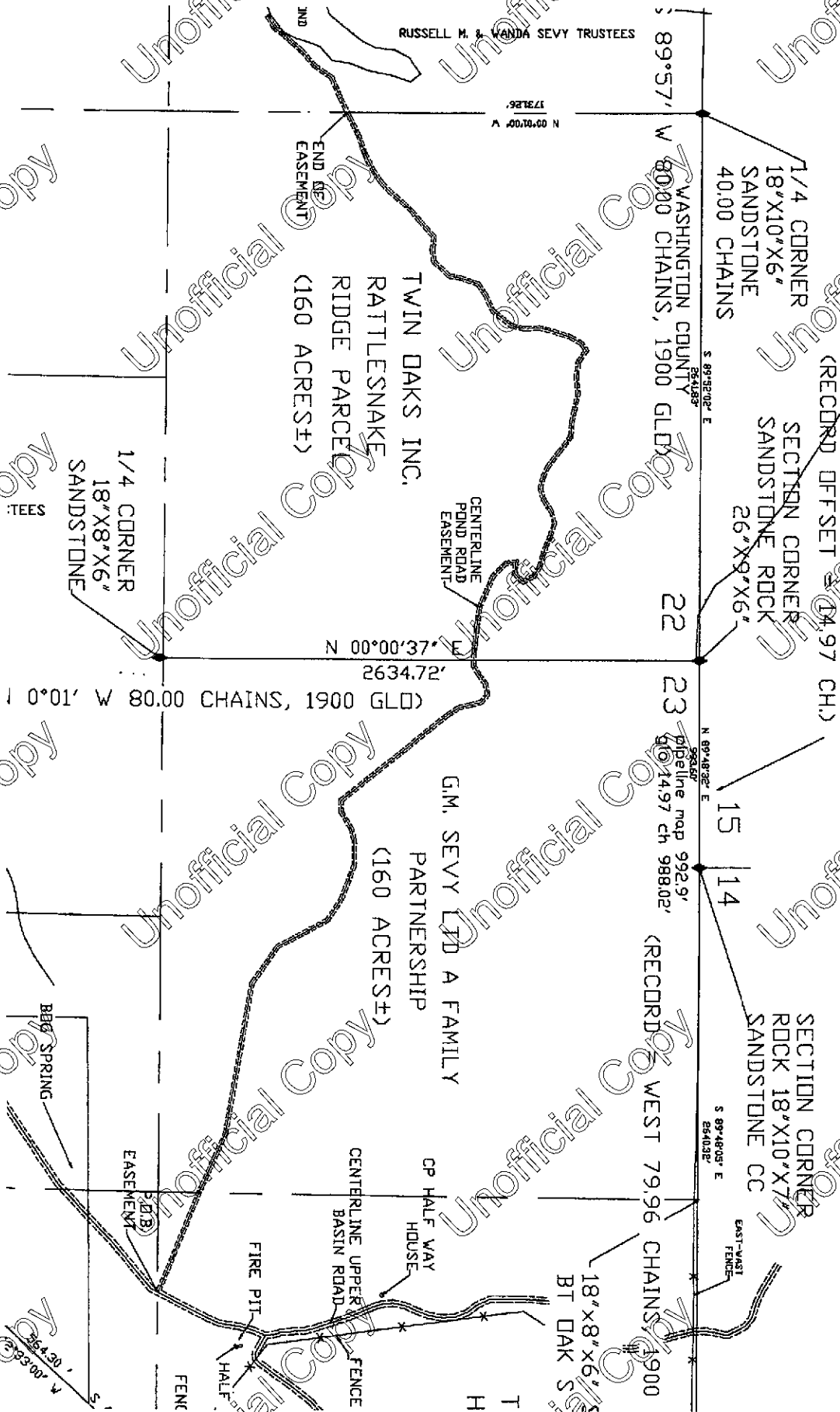
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Exhibit "A"



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December 27, 2012

LEGAL DESCRIPTION - RIGHT-OF-WAY ACROSS TWIN OAKS INC.
PROPERTY AND G.M. SEVY LTD A FAMILY
PARTNERSHIP PROPERTY TO RUSSELL & WANDA
SEVY PROPERTY IN THE NW1/4 OF SECTION 23,
T. 38 S., R. 11 W., SLB&M.

A right-of-way for ingress and egress 20 feet in width
located in the North 1/2 of Section 23 and the NE1/4 of Section
22, Township 38 South, Range 11 West, SLB&M, said right-of-way
being 10 feet on each side of the following described centerline:

Beginning at a point in the Upper Basin Road which is
situated S. 49°02'16" E. 4,018.90 feet from the Northwest
Corner of Section 23, Township 38 South, Range 11 West, SLB&M,
thence N. 67°02'59" W. 550.27 feet, thence N. 65°45'10" W.
280.99 feet, thence N. 79°59'44" W. 727.46 feet, thence
N. 54°37'40" W. 219.61 feet, thence N. 27°18'47" W. 271.75
feet, thence N. 56°46'08" W. 126.70 feet, thence
N. 69°20'05" W. 167.12 feet, thence WEST 124.39 feet, thence
S. 75°35'04" W. 52.36 feet, thence S. 58°39'05" W. 96.42 feet,
thence S. 88°32'48" W. 53.51 feet, thence N. 38°50'27" W.
663.76 feet, thence N. 43°58'08" W. 52.62 feet, thence
N. 51°03'31" W. 50.03 feet, thence N. 32°12'26" W. 61.75
feet, thence N. 14°09'11" W. 61.23 feet, thence
S. 77°29'27" W. 51.70 feet, thence S. 63°35'45" W. 52.85
feet, thence S. 60°48'39" W. 54.67 feet, thence
N. 86°58'10" W. 58.69 feet, thence N. 83°44'58" W. 61.13
feet, thence N. 85°09'34" W. 54.16 feet, thence
N. 82°30'38" W. 106.65 feet, thence N. 66°45'11" W. 163.70
feet, thence N. 45°54'39" W. 84.15 feet, thence
N. 8°06'28" W. 54.57 feet, thence N. 27°19'02" W. 56.83
feet, thence N. 55°51'03" W. 51.91 feet, thence
N. 73°54'00" W. 59.20 feet, thence S. 83°07'10" E. 55.34
feet, thence N. 43°51'10" E. 56.43 feet, thence
N. 71°24'40" W. 48.58 feet, thence N. 65°11'56" W.
46.96 feet, thence N. 71°18'13" W. 68.21 feet, thence
S. 75°52'05" W. 58.11 feet, thence S. 56°42'08" W. 73.06 feet,
thence S. 72°47'25" W. 53.18 feet, thence N. 52°41'17" W.
93.17 feet, thence N. 87°22'41" W. 62.48 feet, thence
N. 77°08'00" W. 60.71 feet, thence N. 65°23'09" W. 53.91
feet, thence N. 51°27'54" W. 91.80 feet, thence
N. 78°41'18" W. 66.83 feet, thence N. 77°15'23" W.
77.71 feet, thence S. 84°09'44" W. 82.75 feet, thence
S. 17°11'46" W. 79.37 feet, thence S. 14°02'54" W. 79.89

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R/W Description
December 27, 2012

feet, thence S. 38°15'22" E. 72.74 feet, thence
N. 81°18'35" W. 73.40 feet, thence N. 55°51'35" W.
65.86 feet, thence S. 54°48'57" W. 40.53 feet, thence
S. 30°11'29" W. 59.22 feet, thence S. 13°01'23" W.
65.95 feet, thence S. 36°53'00" W. 113.59 feet, thence
S. 11°06'35" W. 60.83 feet, thence S. 43°36'43" W. 98.37
feet, thence S. 65°23'11" W. 86.47 feet, thence
S. 55°45'35" W. 65.77 feet, thence S. 18°37'18" W.
88.08 feet, thence S. 82°18'50" W. 57.97 feet, thence
N. 82°14'51" W. 62.22 feet, thence S. 47°56'09" W.
102.03 feet, thence S. 50°42'48" W. 54.31 feet, thence
S. 43°14'27" W. 63.21 feet, thence S. 39°42'49" W. 77.85
feet, thence S. 46°54'04" W. 59.40 feet, thence
S. 51°48'45" W. 30.91 feet, thence S. 56°15'32" W.
42.33 feet, thence S. 63°27'21" W. 89.08 feet, thence
S. 68°09'09" W. 105.23 feet, thence S. 65°00'05" W.
91.17 feet, thence S. 64°16'26" W. 26.24 feet more or
less to a point on the North-South 1/4 Section Line of
Section 22, Township 38 South, Range 11 West, SLB&M
which is situated S. 0°01'00" E. 1731.26 feet from
the North 1/4 Corner of said Section 22, said point
being the end of the easement.

NOTE: Basis of Bearings for this description is
S. 89°52'02" E. from the North 1/4 Corner of Section 22
Township 38 South, Range 11 West, SLB&M, to the
Northeast Corner of Section 22, Township 38 South,
Range 11 West, SLB&M. The distance between these
two monuments is 2641.83 feet.