

DOC # 20160003708

Easements Page 1 of 4  
Russell Shirts Washington County Recorder  
02/04/2016 12:02:11 PM Fee \$ 16.00  
BY SAYER KELLY



When Recorded Return To:  
Kelly J. Sayer  
6588 S Ensenada Cir  
Idaho Falls, ID 83406

SG-VLLV-1-CA

### SEWER LINE EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar and other good and valuable consideration paid to **The Ledges of St. George Master Owners Association, a Utah non-profit corporation**, herein referred to as Grantor, by **Kelly J. Sayer and Michelle Sayer, husband and wife, as joint tenants**, herein referred to as Grantee, the receipt of which is hereby acknowledged, the Grantors do hereby grant, bargain, sell, transfer and convey unto Grantee, its successors and assigns, a **5.5 foot** perpetual easement to use, install, operate, maintain, repair and replace a sewer line, and related facilities, in, upon and along real property owned by Grantor in Washington County, State of Utah, and the easement being more fully described as follows:

#### SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION.

Grantee shall maintain the perpetual easement in good repair. Grantee does agree to in no way encumber said easement or subject it to the imposition of liens of any type during the term of this easement, and to hold Grantor harmless and indemnify him from any loss, liability or expense incurred in connection with the activities of the Grantee during the term of the easement herein granted.

The grant and other provisions of this easement shall constitute a covenant running with the land for the benefit of the Grantee its successors and assigns.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 3 day of February, 2016.

**The Ledges of St. George Master Owners  
Association, a Utah non-profit corporation**



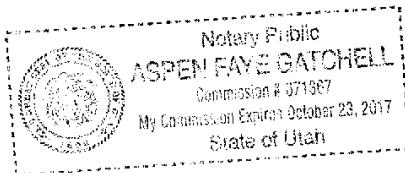
Alan E. Wright, Vice-President

See Additional Page for Notary Acknowledgment

Attached to and made a part of that certain Sewer Line Easement, granted by The Ledges of St. George Master Owners Association, a Utah non-profit corporation, in favor of Kelly J. Sayer and Michelle Sayer.

STATE OF UTAH )  
County of Washington ) ss

On the 3 day of February, 2016, personally appeared before me Alan E. Wright, who being by me duly sworn, says that he is the Vice-President of The Ledges of St. George Master Owners Association, a Utah non-profit corporation, the corporation that executed the above and foregoing instrument and that said instrument was signed in behalf of said corporation by authority of its by-laws (or by authority of a resolution of its board of directors) and said F. Lynn Padan acknowledged to me that said corporation executed the same.



Notary Public

Residing at: CVTC

**Exhibit "A"**

Beginning at the Most Southerly Corner of Lot 8, Villas at Valderra Phase 1 as recorded in the official records of the Washington County Recorder's Office and located in Section 27, Township 41 South, Range 16 West, Salt Lake Base and Meridian and running thence South 47°24'21" West 5.5 feet along an extension of the Lot Line of said Lot 8; thence South 41°14'09" East 95.03 feet; thence North 47°24'21" East 5.5 feet to a point on the Right of Way Line of Painted Sky Drive; thence North 41°14'09" West 95.03 feet to the point of beginning.

Said Easement shall be for the benefit of and shall be an appurtenance to the following described property.

Lot 8, Villas at Valderra Phase 1, according to the Official Plat thereof on file in the Office of the Recorder of Washington County, State of Utah.

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