

WHEN RECORDED, MAIL TO:
Ernest P. Olson
220 Live Oak Hills Court
San Marcos, Texas 78666

DOC # 20170036111

Easements Page 1 of 4
RGS&N Shirts Washington County Recorder
09/05/2017 01:48:54 PM Fee \$ 16.00
By: SOUTHERN UTAH TITLE CO



Parcel Nos. H-3-1-31-4101 and H-3-1-31-1102

192836
92837

RIGHT-OF-WAY AND EASEMENT GRANT

STELLA SHVIL, Trustee of the Appleby Survivor's Trust dated September 20, 1988, Grantor, does hereby convey to **ERNEST P. OLSON**, Grantee, his successors and assigns, for the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, a nonexclusive right-of-way and easement for ingress and egress, 70 feet in width, for the purpose of accessing property owned by Grantee, Parcel No. H-3-1-31-1102 ("Dominant Estate"), located adjacent to Grantor's property, for Grantee's invitees and guests, through and across Grantor's property, Parcel No. H-3-1-31-4101 ("Servient Estate"), to be within the following described grant of easement, situated in Washington County, State of Utah:

See Exhibit "A" attached hereto.

TO HAVE AND TO HOLD the same unto Grantee so long as such ingress/egress for the purpose of providing vehicular access to the Dominant Estate, including the use of the existing dirt road and any future upgrade of the dirt road consistent with the master plan as a major collector, said easement to extinguish and terminate when and if a public road is built providing alternate vehicular access to the Dominant Estate. Neither Grantor nor Grantee shall take any action that would interfere with the purposes of the easement, including, without limitation, storing any personal property or constructing any building or structure within said easement.

This right-of-way and easement shall be binding upon and inure to the benefit of the successors and assigns of Grantor and the successors and assigns of the Dominant Estate and shall run with the Dominant Estate for the benefit of the Dominant Estate as set forth herein and not as a personal benefit to Grantee.

WITNESS the execution hereof this 17 day of August, 2017.

THE APPLEBY SURVIVOR'S TRUST

Dated September 20, 1988

By:

Stella Shvil, trustee

Stella Shvil, Trustee

See California notary acknowledgment attached hereto

This instrument has been prepared by Jones Waldo Holbrook & McDonough PC solely from information provided by the client. There are no express or implied guarantees as to marketability of title, accuracy of the property or property legal description, or quantity of land described, as no examination of the title property was requested by the client.

103050.1

CALIFORNIA JURAT CERTIFICATE

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Diego

Subscribed and sworn to (or affirmed) before me on this 17th day of August
20 17, by Stella Shui

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

WITNESS MY HAND AND OFFICIAL SEAL.



Signature of Notary Public

(Notary Seal)

OPTIONAL INFORMATION

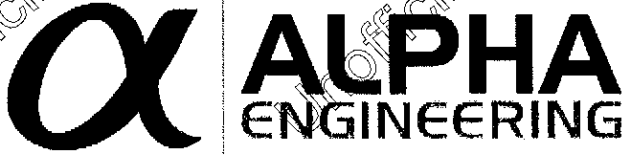
The jurat contained within this document is in accordance with California law. Any affidavit subscribed and sworn to before a notary shall use the preceding wording or substantially similar wording pursuant to Civil Code sections 1189 and 8202. A jurat certificate cannot be affixed to a document sent by mail or otherwise delivered to a notary public, including electronic means, whereby the signer did not personally appear before the notary public, even if the signer is known by the notary public. The seal and signature cannot be affixed to a document without the correct notarial wording. As an additional option an affiant can produce an affidavit on the same document as the notarial certificate wording to eliminate the use of additional documentation.

DESCRIPTION OF ATTACHED DOCUMENT

CAPACITY CLAIMED BY SIGNER

Right of Way & Easement Grant
(Title of document)
Number of Pages 1 (Including jurat)
Document Date N/A
Parcel No. H-3-1-31-4101 &
(Additional Information)
H-3-1-31-1102

- ____ Individual
- ____ Corporate Officer
- ____ Partner
- ____ Attorney-In-Fact
- ____ Trustee
- ____ Other: _____



43 South 100 East, Suite 100 T 435.628.6500
St George, Utah 84770 F 435.628.6553

alphaengineering.com

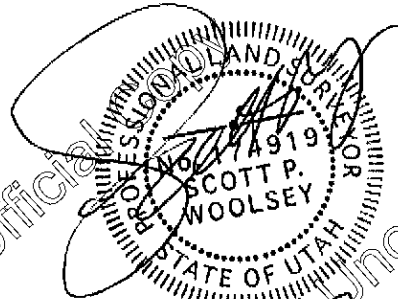
EXHIBIT "A"

STELLA SHVIL - APPLEBY SURVIVOR'S TRUST DATED SEPTEMBER 20, 1988 70' WIDE ACCESS EASEMENT (March 29, 2017)

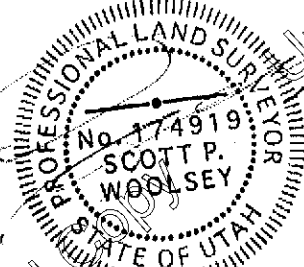
A 70.00 foot wide Access Easement, described as follows:

Commencing at the North ¼ Corner of Section 31, Township 41 South, Range 13 West, Salt Lake Base and Meridian; Thence South 00°06'34" East, along the Center Section line, a distance of 40.00 feet to the Point of Beginning, said point being the Southwesterly right of way line of 600 North Street; Thence North 89°52'45" East, along said right of way line, a distance of 29.36 feet to the Northeasterly Corner of that parcel Shown by Tax ID #II-3-1-31-4101, Document #20110007042, Official Washington County Records; Thence South 00°08'45" East, along said line a distance of 998.99 feet, to the Southeast Corner of said Parcel; Thence South 89°54'18" West, along the South line of said parcel, a distance of 70.00 feet; Thence North 00°08'45" West, a distance of 998.12 feet to a point on said Southerly right of way line of 600 North Street, said point being a point on non-tangent curve to the right, of which the radius point lies South 02°31'43" East, a radial distance of 958.67 feet; thence Easterly along the arc of said curve, and said right of way line, through a central angle of 02°25'46", a distance of 40.65 feet to the Point of Beginning.

Containing: 1.61 acres, more or less.



3/29/17



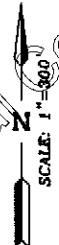
3/29/17

S00°06'34"E
40.00
P.O.B. 70' WIDE
ACCESS EASEMENT

NORTH 1/4 DEAN R. SECTION 10
T. 41 S. R. 13 W. S. 52M

N89°52'45"E
29.36

600 N



L=40.65, R=958.67
D=002°25'46"

70' WIDE
ACCESS EASEMENT

N00°08'48"W
998.12

S00°08'45"E
998.99

ALTA COMPANIES LLC
K-3-1-31-1107

ERN STAR HOMES
-1-31-412

SHVIL PARCEL
H-3-1-31-4101

S89°54'18"W
70.00

CENTER 1/4 CORNER SECTION
T. 41 S. R. 13 W. S. 52M

STELLA SHVIL - APPLEBY SURVIVOR'S TRUST
DATED SEPTEMBER 20, 1988 - 70' WIDE
ACCESS EASEMENT EXHIBIT "B"



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SPW

MARCH 29, 2017

3/29/17 03:13:13 PM STELLA SHVIL - APPLEBY SURVIVOR'S TRUST - 70' WIDE ACCESS EASEMENT EXHIBIT "B"