

6/26

2037581

46/5

WHEN RECORDED MAIL TO:

Questar Regulated Services Company
P O. Box 45360, Right-of-way
Salt Lake City, UT 84145-0360
2660page.le; RW01

BK 3683 PG 36

0036

03-211-0001 thru 0021, 0023 & Streets.
03-001-0174

03-003-0141, 0116

W 1/2 - 18 - 2N - 1E

E 2037581 B 3683 P 36-40
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
12/13/2004 08:00 AM
FEE \$46.00 Pgs: 5
DEF RT REC'D FOR QUESTAR

Space above for County Recorder's use

PARCEL I.D.# 03-001-0165

Blk 5 thru 5 Units A, B, C, D, Common Area, Convertible area Call Meadows PUD

RIGHT-OF-WAY AND EASEMENT GRANT

UT 20424

PAGES PLACE, L.C., 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 (referred to in this Grant as the "Easement") to lay, maintain, operate, repair, inspect, protect, remove and replace pipelines, valves, valve boxes and other gas transmission and distribution facilities (referred to in this Grant collectively as "Facilities") as follows: Ten feet on each side of the centerlines shown on the attached plat, designated Exhibit "A", and by reference made a part of this Grant, which centerlines are within that certain development known as CALL MEADOWS P.U.D., in the vicinity of 1800 North 200 West, Bountiful, Davis County, Utah, which development is more particularly described as:

Land of Grantor located in the Northwest Quarter of Section 18, Township 2 North, Range 1 East, Salt Lake Base and Meridian;

Beginning at a point which is South 0°20'53" East along the section line 316.8 feet, said point being in the centerline of pages lane and South 89°49'00" East 589.05 feet along the centerline of pages lanes, and due North 33.00 feet from the West quarter corner of Section 18, Township 2 North, Range 1 East, Salt Lake Base and Meridian; and running thence along the Air Products property line and said line extended the following courses and distances; due North 368.03 feet; thence due East 14.52 feet; thence due North 51.07 feet, thence North 89°14'00" East 633.24 feet; thence North 0°04'25" East 523.02 feet to a point on the South line of the Centerville City property, thence leaving said line of Air Products property; thence North 89°14' East 441.71 feet, more or less, to the West line of 200 West Street; thence South 0°06' 19" West 277.21 feet along said street to a

HF 202

point North 0°08' East 717.57 feet and North 89°19' West 33 feet from the intersection of the centerlines of Pages Lane and 200 West Street; thence North 89°41' West 250.31 feet; thence due South 316.52 feet to an established fence line said point also lying on the North line of the property conveyed to Carol P. George, Trustee of her successors in Trust under the Carol P. George Family Living Trust, Dated February 3, 1994 and any amendments thereto by Quitclaim Deed, recorded July 5, 1994, as E# 1128972, Book 1776, Page 833 of official records; thence along said fence the following 3 courses and distances; thence North 89°37'25" West 21.80 feet; thence North 89°50'23" West 235.30 feet South 89°59'17" West 437.81 feet; thence due South 108.03 feet; thence South 89°49'00" East 89.43 feet; thence due South 258.72 feet to the North line of Pages Lane; thence North 89°49'00" West 248.16 feet along said lane to the point of beginning. **Excepting:** therefrom beginning at a point which is South 0°20'53" West along the section line 316.80 feet and South 89°49'00" East 589.05 feet along the centerline of Pages Lane and due North 33.00 feet from the West quarter corner of Section 18, Township 2 North, Range 1 East, Salt Lake Base and Meridian; and running thence due North 130.00 feet; thence South 89°49'00" East 8.49 feet to a fence line and fence line extended; thence South 0°25'30" West 130.00 feet along said line to the North line of Pages Lane, thence North 89°40'00" West 7.52 feet to the point of beginning. **Excepting** also, the plat of Pages Place PUD Phase 1, described as follows: Beginning at a point which is South 00°20'53" East 316.80 feet and South 89°49'00" East 596.57 feet and North 33.00 feet from the West quarter corner of Section 18, Township 2 North, Range 1 East, Salt Lake Base and Meridian; and running thence North 00°25'30" East 130.00 feet; thence North 89°49'00" West 8.49 feet; thence North 204.96 feet; thence East 129.21 feet; thence South 72°11'47" East 31.01 feet; thence South 67.27 feet; thence South 89°49'00" East 4.85 feet; thence South 68.55 feet; thence South 82°28'55" East 92.63 feet, to an existing fence; thence South 00°14'29" West 178.34 feet along said fence; thence North 89°48'60" West 247.13 feet, (by Deed 240.64), to point of beginning.

TO HAVE AND TO HOLD the same unto its successors and assigns, so long as Grantee shall require with the right of ingress and egress to and from the Easement to maintain, operate, repair, inspect, protect, remove and replace the Facilities. During temporary periods, Grantee may use such portion of the property along and adjacent to the 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 the surface of the Easement except for the purposes for which this Easement is granted provided such use does not interfere with the Facilities or any other rights granted to Grantee by this Grant.

Grantor(s) shall not build or construct, nor permit to be built or constructed, any building or other improvement over or across the Easement, nor change the contour thereof, without written consent of Grantee. This Grant shall be binding upon the successors and assigns of Grantor(s) and may be assigned in whole or in part by Grantee without further consideration.

It is hereby understood that any person(s) securing this Grant on behalf of Grantee are without authority to make any representations, covenants or agreements not expressed in this Grant.

WITNESS the execution hereof this 10 day of November, 2004

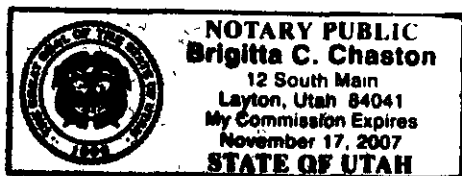
PAGES PLACE, L.C.

By- [Signature]

Brian Knowlton, Managing Member

STATE OF UTAH)
) ss.
COUNTY OF DAVIS)

On the 10th day of November, 2004, personally appeared before me
Brian Knowlton who, being duly sworn, did say that he/she is
the Managing Member of PAGES PLACE, L.C., and that the foregoing instrument was
signed on behalf of said company by authority of it's Articles of Organization or it's Operating
Agreement.



Brigitta C. Chaston
Notary Public

ALL RIGHTS OF WAY TO BE 20' WIDE
CENTER OF SAID RIGHT OF WAY TO BE
LOCATION OF PROPOSED GAS

CAUTION: DO NOT INSTALL IHP GAS CLOSER THAN 10' TO ANY STRUCTURE

