



W2093350

WHEN RECORDED MAIL TO:
Powder Mountain Group Holdings, LLC
55 West 200 South Suite 105
Salt Lake City, Utah 84101

GRANT OF RIGHT-OF-WAY AND UTILITY EASEMENT

Western American Development Corporation, Inc., Grantor, does hereby convey and warrant to **Powder Mountain Group Holdings, LLC**, a Utah **Limited Liability Company** of the State of Utah, Grantee, its successors and assigns, for the sum of Ten (\$10.00) in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, a non-exclusive 60' right-of-way and roadway easement over the property located in Weber County and described in Exhibit "A", attached hereto, and for ingress to and egress from that certain real property situated in the county of Cache County more particularly described on Exhibit "B", attached hereto. Said right of way will branch off into the property in Exhibit "B" Grantee shall have the right to relocate, from time to time, the easement upon the property described in Exhibit "A", provided, however, the easement will continue to follow the existing improvements and rights of way and such relocated easement shall afford similar or greater right of ingress and egress for the benefited property; and further provided, that the owner of the property burdened by the said easement shall pay all costs of relocating the easement. The easement herein created may also be utilized for the installation of utilities, such as water, electricity, gas, sewer, cable TV and such other utilities as may be necessary or desirable for improvement and development of the benefited property; provided, however, the utilization of said easement in connection with the installation of such utility services shall not hinder, obstruct or lessen the use of the easement for roadway purposes. Further, owners of the benefited property must first obtain the permission of the owner of the property described in Exhibit "A" for the installation of the foregoing utilities, which such permission shall not be unreasonably withheld. The reasonable right of ingress and egress over, under and on the property described in Exhibit "A", shall be freely had for the purpose of construction, maintenance, repair and other services necessary to maintain and preserve the easement herein created. Said easement shall be appurtenant to and run with the title to the properties described in Exhibits "B". This 60' right of will extend into any and all properties owned or will be owned by both Grantor and Grantee and or their assigns. No reasonable access for ingress and egress will be denied by either the Grantor or Grantee.

This Grant of Right of Way and Utility Easement is subject to the continual use by said Grantor with all rights and privileges now enjoyed.

E# 2093350 PG 1 OF 4
DOUG CROFTS, WEBER COUNTY RECORDER
28-MAR-05 402 PM FEE \$97.00 DEP SGC
REC FOR: HERITAGE.WEST

TO HAVE AND TO HOLD the same unto said Powder Mountain Group Holdings, LLC, it 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 to maintain, operate, repair, inspect, protect, remove and replace the same. During temporary periods, Grantee may use such portions of the property in connection with construction, maintenance, repair, removal and replacement of the facilities. Grantors 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.

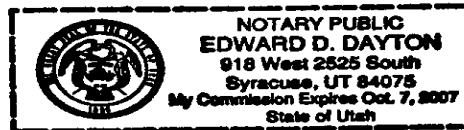
ACCEPTED AND ACKNOWLEDGED this 4 day of March 2005

Western American Development Corp. Inc.
By,

Aleta Cobabe
Aleta Cobabe, Sec.

STATE OF UTAH,
COUNTY OF WEBER

ss.



On the 4 day of March, A.D. 2005 personally appeared before me who being by me duly sworn did say, for herself, that she, the said Aleta Cobabe is the Secretary, of Western American Development Corp. Inc and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its Board of Directors, and said, and duly acknowledged to me that said corporation executed the same

[Signature]
Notary Public

My Commission Expires _____ My Residence is

EXHIBIT "A"

Private road as recorded November 24, 1982 as Entry No. 868457 in Book 24, Page 80, 81 and 82 of Plats, records of Weber County, Utah.

Tax IDs: 22-001-0003, 22-001-0006, 22-001-0008, 22-001-0010, 22-001-0012, 22-001-0013, 22-001-0014, 22-001-0015, 22-001-0016, 22-001-0017, 22-001-0019, 22-001-0020, 22-001-0021, 22-001-0022, 22-001-0024, 22-093-0001 through 22-093-0020, 22-110-0001 through 22-110-0011, 22-119-0001 through 22-119-0010, 22-175-0001 through 22-175-0009, 22-211-0002, 22-211-0003, 22-211-0004, 22-222-0002, 22-222-0004 through 22-222-0009, 23-012-0030, 23-012-0054, 23-012-0068, 23-012-0092, 23-012-0109 and 23-119-0001

Also:

That part of the South half of the Southeast Quarter of Section 6, Township 7 North, Range 2 East, Salt Lake Base and Meridian, U.S. Survey lying South of the Weber-Cache County Line.

Tax ID: 23-012-0054 ✓ *23-012-0109, 0105*

Also:

That part of the Southwest Quarter of Section 5, Township 7 North, Range 2 East, Salt Lake Base and Meridian, U.S. Survey lying South of the Weber-Cache County Line.

Tax ID: 23-012-0052 ✓

Also:

That part of the Southeast Quarter of Section 5, Township 7 North, Range 2 East, Salt Lake Base and Meridian, U.S. Survey lying South of the Weber-Cache County Line.

Tax ID: 23-012-0029

Also:

That part of the South half of the Northwest Quarter of the Section 4, Township 7 North, Range 2 East, Salt Lake Base and Meridian, U.S. Survey lying South of the Weber-Cache County Line.

Tax ID: 23-012-0027 ✓

Also:

The Southwest Quarter of Section 4, Township 7 North, Range 2 East, Salt Lake Base and Meridian, U.S. Survey.

Tax ID: 23-012-0028 ✓

Exhibit "B"

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 5 TOWNSHIP 7 NORTH RANGE 2 EAST SALT LAKE BASE AND MERIDIAN; RUNNING THENCE EAST ALONG THE SECTION LINE TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH ALONG THE SECTION LINE TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 32 TOWNSHIP 8 NORTH RANGE 2 EAST SALT LAKE BASE AND MERIDIAN; THENCE CONTINUING NORTH ALONG SAID CENTER SECTION LINE TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 29 TOWNSHIP 8 NORTH RANGE 2 EAST SALT LAKE BASE AND MERIDIAN; THENCE EAST ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 29 TO THE NORTHEAST CORNER OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 29; THENCE SOUTH ALONG THE EAST SECTION LINE OF SECTION 29 TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 33 TOWNSHIP 8 NORTH RANGE 2 EAST SALT LAKE BASE AND MERIDIAN; THENCE EAST ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE NORTHWEST QUARTER SECTION 33 TO THE NORTHEAST CORNER OF SAID SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 33; THENCE SOUTH ALONG THE EAST LINE OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SAID SECTION TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 4 TOWNSHIP 7 NORTH RANGE 2 EAST SALT LAKE BASE AND MERIDIAN THENCE SOUTH ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 4 TO A POINT ON THE WEBER/CACHE COUNTY LINE.; THENCE IN A WESTERLY DIRECTION ALONG SAID COUNTY LINE TO A POINT THAT INTERSECTS THE WEST LINE OF SECTION 5 WHICH SAID POINT IS SOUTH ALONG THE WEST LINE FROM THE POINT OF BEGINNING; THENCE NORTH ALONG SAID WEST LINE OF SECTION 5 TO THE POINT OF BEGINNING.

CACHE COUNTY