

Brad Wilde  
Box 215B Coulville  
84617

RIGHT OF WAY AND EASEMENT GRANT

Heretofore Canyon Rim Ranch Owners Association, a Utah Non-profit corporation, hereinafter referred to as, "Grantor", has granted to the "Grantees", Brent Wilde and Buck Wilde, a perpetual right-of-way and easement, 20 feet in width over certain property owned by Canyon Rim Ranch Owners Association identified as "the roads in place" in the Canyon Rim Ranches Subdivision, Plat A as amended; said right-of-way is identified on Exhibit "A" attached hereto and made a part hereof by this reference. The Grantor hereby expands said right-of-way and easement grant to allow the Grantees to travel across "any of the roads in place" in said Subdivision, Canyon Rim Ranches, Plat A amended as outlined on Exhibit "B: attached hereto. Said expansion of the right-of-way is only for the Grantees and their parcel of property identified as a 49.5 acre parcel of property, Parcel Number 20, owned by Brent and Buck Wilde, "Grantees" herein. It is understood and agreed that this easement and right-of-way shall apply only to said parcel of property and shall not apply to any subdivision of said parcel but shall be exclusively for the use of said parcel of property for one house, cabin or living unit on said parcel and for no subdivision thereof. It is also understood that this easement is subject to conditions of the agreement dated March 26, 1985 between Grantor and Grantees.

DATED this 24<sup>th</sup> day of June, 1985.

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CANYON RIM RANCH OWNERS ASSOCIATION

By

Its

WITNESSES:

Jean M. Wawrzyniak  
Its Secretary

STATE OF UTAH )

COUNTY OF SALT LAKE )

Entry No.	237749
INTEREST OF	<u>Brad Wilde</u>
FILE	10.00
RECORDED	8-19-85 at 2:10 P.M.
ALAN SPRIGGS, SUMMIT CO. RECORDER	
By <u>Susan Robinson</u>	

On the 24<sup>th</sup> day of June, 1985, personally appeared before me

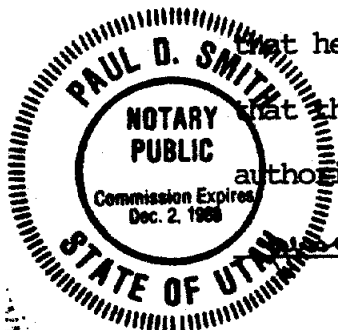
RICHARD J. ANDERSON and JEANNE WAWRZYNIAK, who being duly sworn did say

that he is the President / Secretary of Canyon Rim Ranch Owners Association, and

that the above instrument was signed in behalf of said corporation by

authority of its bylaws and a resolution of its board of trustees and said

one acknowledged to me that said corporation executed the same.

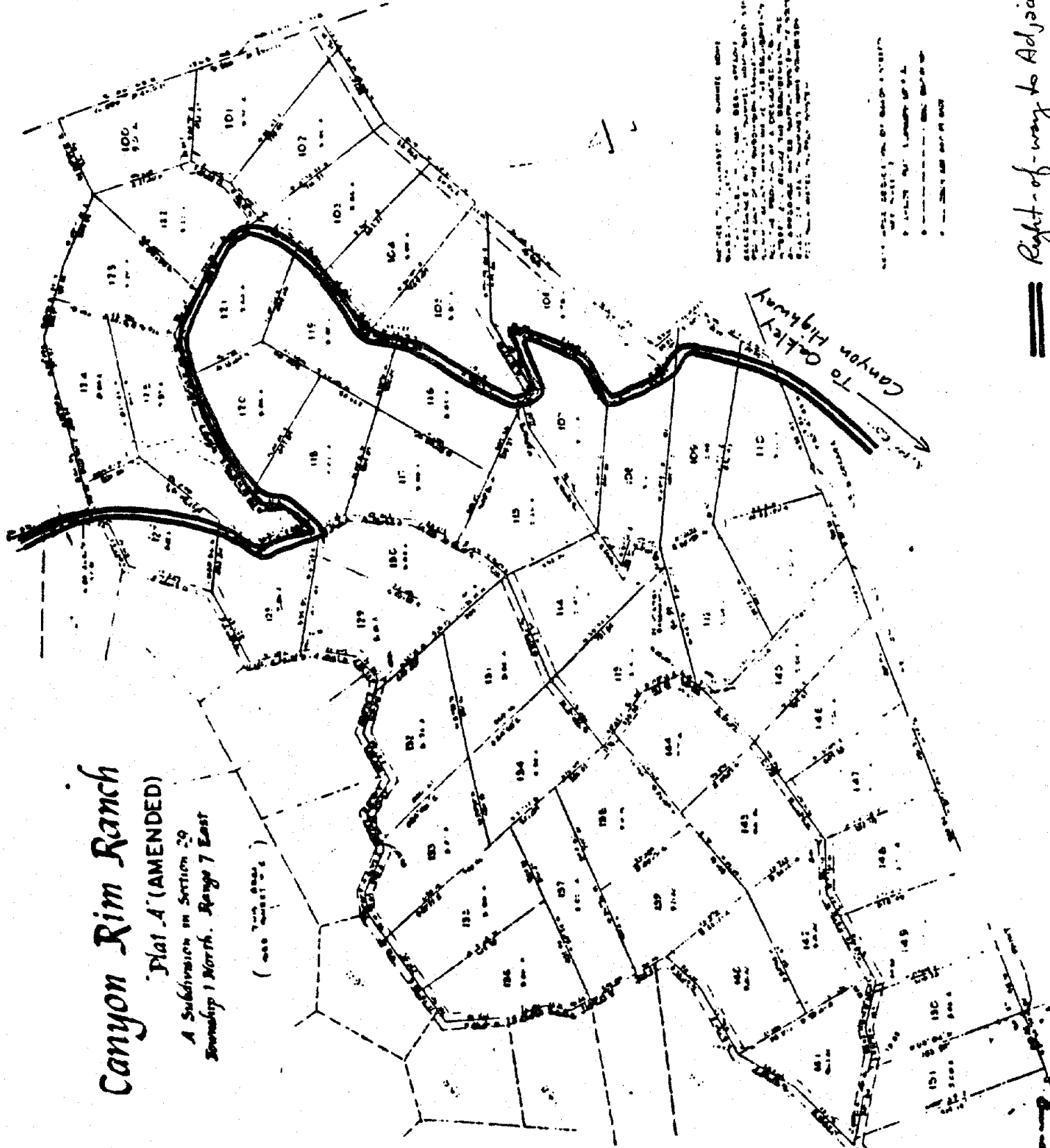


My commission expires: 12/2/88

Paul D. Smith  
PAUL D. SMITH RESIDING IN SALT LAKE CITY

ALL RIGHTS RESERVED BY THE  
LANDLORDS OF THE TRACT  
HEREIN SHOWN. NO PART  
HEREOF MAY BE REPRODUCED  
OR TRANSMITTED IN ANY  
FORM OR BY ANY MEANS  
ELECTRONIC OR MECHANICAL  
INCLUDING PHOTOCOPYING,  
RECORDING OR BY ANY  
INFORMATION STORAGE  
RETRIEVAL SYSTEM  
WITHOUT PERMISSION IN  
WRITING FROM THE  
LANDLORDS OF THE TRACT  
HEREIN SHOWN.

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LANDLORDS OF THE TRACT  
HEREIN SHOWN.



**Canyon Rim Ranch**  
**Plat A (AMENDED)**  
A Subdivision in Section 29  
Township 1 North, Range 7 East

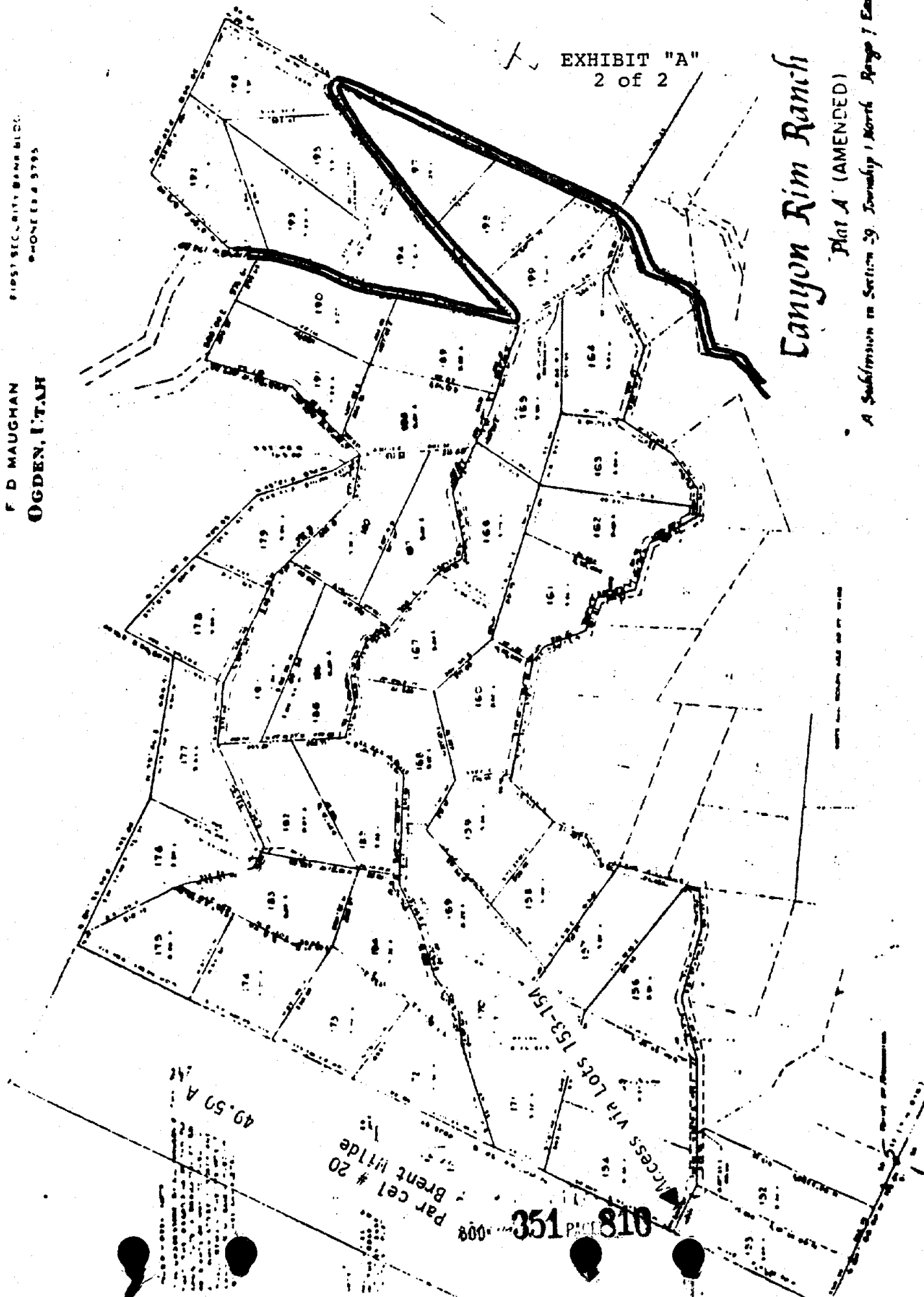
== Right-of-way to Adjacent Parcels

# First Security Bank & Trust Company

MEMBER OF THE AMERICAN TITLE ASSOCIATION AND UTAH TITLE ASSOCIATION

F. D. MAUGHAN  
OGDEN, UTAH

FIRST SECURITY BANK BLDG.  
PHONE 2-9795



# **THE HUNTER'S COMPANY**

MEMBER OF THE AMERICAN TITLE ASSOCIATION AND UTAH TITLE ASSOCIATION

F. D. MAUGHAN

OGDEN, UTAH

FIRST SECOND EDITION

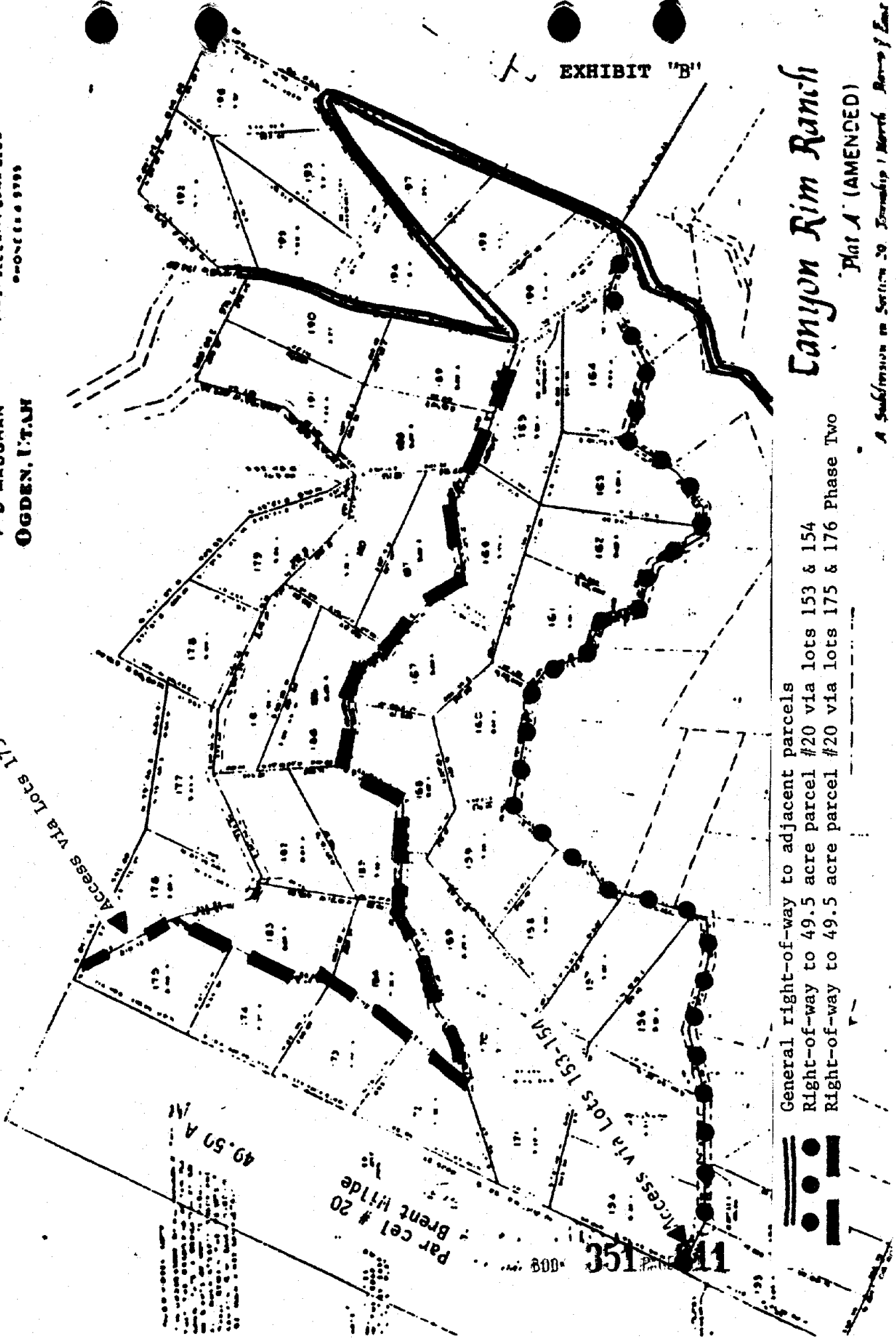
PHONE 699 9799

EXHIBIT "B"

## **Canyon Rim Ranch**

PLAT A (AMENDED)

A Subdivision in Section 20 Township 1 North Range 1 East



General right-of-way to adjacent parcels

Right-of-way to 49.5 acre parcel #20 via lots 153 & 154

Right-of-way to 49.5 acre parcel #20 via lots 175 & 176 Phase Two



LEGAL DESCRIPTION OF THE 49.5 ACRE PARCEL  
THAT THIS RIGHT-OF-WAY PROVIDES ACCESS TO

Beginning at a point which is South 89°52'30" West 792.06 feet along the Section line from the Southeast corner of Section 30, Township 1 North, Range 7 East, Salt Lake Base and Meridian (said point of beginning being the Southwest corner of Lot 153 of Canyon Rim Ranch, Plat "A", (Amended) a recorded subdivision); and running thence South 89°52'30" West 495.39 feet along the Section line; thence North 0°19'16" East 4084.50 feet along a line which is parallel to and 1287.41 feet perpendicularly distant from the East line of said Section 30; thence East 1599.51 feet to the Northerly boundary of said Canyon Rim Ranch Plat "A" (Amended) subdivision; and running thence along the boundary of said subdivision for three (3) courses: South 73°46' West 307.30 feet; thence North 89°25'40" West 792.00 feet; thence South 0°34'20" West 4005.57 feet to the point of beginning.

TOGETHER WITH a right of way over the following described property: A 20 foot strip of land, 10 feet each side of and parallel to the following described centerline: Beginning at a point on the North Lot lines, common to Lots 175 and 176, Canyon Rim Ranch, Plat A (Amended), a subdivision in Section 29, Township 1 North, Range 7 East, and running thence South 51°55' East 510.13 feet to centerline of a right of way.

ALSO, TOGETHER WITH a right of way over the following described property: A 20 foot strip of land, 10 feet each side of and parallel to the following described centerline: Beginning at a point on an existing right of way, said point being East 214.05 feet from the West property corner, common to Lots 153 and 154, Canyon Rim Ranch, Plat A, (Amended), a subdivision in Section 29, Township 1 North, Range 7 East, and running thence South 54°54'49" West 262.43 feet to the West line of said Lot 153.

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