

Ent 238441 Page 1 of 5  
Date: 05-APR-2005 1:05PM  
Fee: \$21.00 Check  
Filed By: LMO  
CALLEEN B PESHELL, Recorder  
TOOELE COUNTY CORPORATION  
For: SECURITY TITLE (TOOELE)

Recording requested by and  
when recorded return to:

Clyde Snow Sessions & Swenson  
One Utah Center, 13th Floor  
201 South Main Street  
Salt Lake City, Utah 84111-2216  
Attn: D. Brent Rose, Esq.

APN:

### **GRANT OF EASEMENT**

SOUTH WILLOW RANCHES, LLC, a Utah limited liability company ("SW Ranches"), in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, hereby grants and conveys to WL HOMES LLC, a Delaware limited liability company d.b.a. John Laing Homes-Utah Division ("JL Homes"), successor-in-interest to Watt Residential Partners, a California general partnership, d.b.a. Watt Homes-Utah Division, a perpetual and permanent non-exclusive easement over, through and across that certain real property located in Tooele County, State of Utah described in Exhibit "A," attached hereto and incorporated herein (the "Easement Property"), to plan, install, and construct equestrian trails and paths, and thereafter maintain, operate, inspect, alter, remove, replace, and protect the same.

TO HAVE AND TO HOLD the same unto the Grantee forever. This Easement shall burden the servient Easement Property and benefit and be appurtenant to the dominant real property described on Exhibit "B," attached hereto and incorporated herein. This Grant of Easement shall automatically terminate upon the recordation of a Plat or other instrument conveying and/or dedicating the Easement Property to the City of Grantsville, Utah.

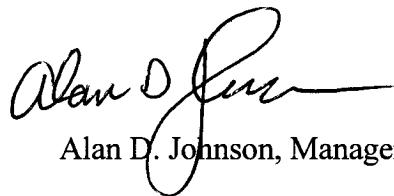
This Easement and each of the terms, provisions, conditions and covenants herein shall be binding upon and apply to the benefit of the parties hereto and their respective successors and assigns. Grantor hereby acknowledges and agrees that Grantee shall have the right to assign, transfer or convey this Easement in whole or in part.

Grantor hereby binds itself to warrant and defend the title as against any and all lawful claims by third parties arising by, through or under Grantor herein and none other.

IN TESTIMONY WHEREOF, witnesses signature of Grantor this 14<sup>th</sup> day of May, January 2005

SOUTH WILLOW RANCHES, LLC,  
a Utah limited liability company

By:

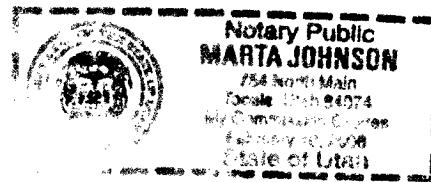
  
Alan D. Johnson, Manager

State of Utah )  
:ss  
County of Salt Lake )

On Jan. 14, 2005, before me, MARTA R. JOHNSON, personally appeared Alan D. Johnson, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

Witness my hand and official seal.

Marta R. Johnson  
NOTARY PUBLIC



## Exhibit "A"

## (Easement Property)

BEGINNING AT A POINT THAT IS S 89° 31' 49" W 1750.75 FEET ALONG THE SECTION LINE AND N 00° 28' 11" W 15.00 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, (BASIS OF BEARING BEING S 89° 33' 44" W 2638.09 FEET BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHEAST CORNER OF SAID SECTION 7); AND RUNNING THENCE S 89° 31' 49" W 19.70 FEET; THENCE N 39° 56' 57" E 2646.58 FEET; THENCE N 89° 49' 09" E 19.62 FEET; THENCE S 39° 56' 57" W 2646.45 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.911 ACRES, OR 39,698 SQUARE FEET.

## Exhibit "B"

(Benefitted Property)

## PARCEL 1.

BEGINNING AT THE EAST 1/4 CORNER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 89°58'39" EAST ALONG THE QUARTER SECTION LINE 1320.88 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 00°28'43" WEST ALONG THE 1/16 SECTION LINE 1350.35 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 8; THENCE SOUTH 89°46'33" WEST ALONG THE 1/16 SECTION LINE 1321.33 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 8; THENCE SOUTH 00°29'44" WEST ALONG THE SECTION LINE 1355.01 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 7; THENCE SOUTH 89°33'44" WEST ALONG THE SECTION LINE 1169.31 FEET; THENCE NORTH 00°10'22" WEST 397.08 FEET; THENCE SOUTH 84°57'04" EAST 42.77 FEET; THENCE NORTH 00°26'16" WEST 321.94 FEET; THENCE SOUTH 85°34'08" WEST 52.48 FEET; THENCE NORTH 08°19'30" WEST 451.13 FEET; THENCE SOUTH 81°10'54" WEST 441.75 FEET; THENCE SOUTH 69°06'47" WEST 111.65 FEET; THENCE NORTH 33°49'53" WEST 127.41 FEET; THENCE NORTH 14°50'48" WEST 193.45 FEET; THENCE NORTH 46°54'51" WEST 127.07 FEET; THENCE NORTH 13°32'09" WEST 470.38 FEET; THENCE NORTH 31°53'15" WEST 67.53 FEET; THENCE NORTH 00°25'17" EAST 207.11 FEET; THENCE NORTH 78°51'13" EAST 147.43 FEET; THENCE NORTH 497.29 FEET; THENCE NORTH 89°54'58" EAST 404.36; THENCE SOUTH 00°05'02" EAST 416.088 FEET; THENCE NORTH 78°39'11" EAST 161.606 FEET; THENCE SOUTH 00°25'17" WEST 204.29 FEET; THENCE NORTH 78°39'11" EAST 128.33 FEET TO A POINT ON A 467.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS NORTH 56°21'50" EAST 354.25 FEET) THROUGH A CENTRAL ANGLE OF 44°34'42" ALONG SAID CURVE A DISTANCE OF 363.34 FEET; THENCE NORTH 34°04'29" EAST 21.482 FEET; THENCE NORTH 36°46'31" WEST 484.88 FEET; THENCE NORTH 00°28'18" EAST ALONG THE 1/16 SECTION LINE 1320.07 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7; THENCE NORTH 89°55'13" EAST ALONG THE 1/16 SECTION LINE 1321.86 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7; THENCE SOUTH 00°31'19" WEST ALONG THE SECTION LINE 1319.99 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING IS NORTH 89°57'05" EAST BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN.

EXCEPTING FROM THE ABOVE DESCRIBED PROPERTY, ANY PORTION LYING WITHIN THE BOUNDS OF ANY COUNTY ROADS AS RECORDED OR AS PRESENTLY EXISTING ON THE GROUND.

PARCEL 2.

BEGINNING AT A POINT THAT IS SOUTH 89°54'58" WEST 2025.155 FEET FROM THE EAST QUARTER CORNER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SALT LAKE BASE AND MERIDIAN SAID SECTION CORNER BEING NORTH 00°29'44" EAST 2710.01 FEET FROM THE TOOKEE CO. DEPENDENT MONUMENT RESURVEYED BRASS CAP SOUTHEAST CORNER OF SAID SECTION; AND RUNNING THENCE SOUTH 535.958 FEET; THENCE SOUTH 78°51'15" WEST 147.435 FEET; THENCE SOUTH 00°25'17" WEST 207.113 FEET; THENCE SOUTH 31°35'44" EAST 68.467 FEET; THENCE SOUTH 13°32'25" EAST 469.388 FEET; THENCE SOUTH 46°54'51" EAST 127.068 FEET; THENCE SOUTH 14°50'48" EAST 193.458 FEET; THENCE SOUTH 33°49'53" EAST 127.406 FEET; THENCE NORTH 69°06'47" EAST 11.649 FEET; THENCE NORTH 81°10'49" EAST 441.758 FEET; THENCE SOUTH 08°19'26" EAST 451.143 FEET; THENCE NORTH 85°49'06" EAST 52.461 FEET; THENCE SOUTH 00°26'16" EAST 321.396 FEET; THENCE NORTH 85°21'56" WEST 42.740 FEET; THENCE SOUTH 00°26'16" EAST 397.072 FEET; THENCE SOUTH 89°33'44" WEST 1470.616 FEET; THENCE SOUTH 89°31'49" WEST 219.650 FEET; THENCE NORTH 00°28'11" WEST 360.373 FEET; THENCE NORTH 35°08'55" WEST 60.284 FEET; THENCE NORTH 29°14'10" WEST 361.217 FEET; THENCE NORTH 61°59'30" EAST 169.361 FEET; THENCE NORTH 01°41'13" WEST 66.940 FEET; THENCE NORTH 48°54'43" WEST 331.171 FEET; THENCE NORTH 41°05'17" EAST 5.00 FEET; THENCE NORTH 48°54'43" WEST 211.454 FEET; THENCE NORTH 39°56'57" EAST 100.020 FEET; THENCE SOUTH 48°54'43" EAST 155.883 FEET; THENCE NORTH 39°53'12" EAST 903.185 FEET; THENCE NORTH 50°06'48" WEST 37.052 FEET TO A POINT ON A 155.00 FOOT RADIUS CURVE TO THE RIGHT WHOSE CENTER BEARS NORTH 39°53'12" EAST WITH A CENTRAL ANGLE OF 45°50'17" THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 124.004 FEET TO THE INTERSECTION OF A POINT ON LINE, SAID LINE BEING DESCRIBED IN THAT CERTAIN BOUNDARY LINE AGREEMENT, RECORDED ON APRIL 3, 1998, AS ENTRY NO. 109485 IN BOOK 499 AT PAGE 608 OF TOOKEE COUNTY OFFICIAL RECORDS; THENCE ALONG SAID LINE SOUTH 89°20'44" EAST 29.480 FEET; THENCE NORTH 00°25'17" EAST 698.288 FEET; THENCE NORTH 89°54'58" EAST 616.256 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY APPEARING OF RECORD OR ENFORCEABLE IN LAW AND EQUITY.