

REV05042015

Return to:
Rocky Mountain Power
Greg Peterson
355 W. 200 N.
Santaquin, Utah 84655

ENTRY NO. 00291549

03/05/2019 10:45:48 AM B: 0590 P: 1648

Easements PAGE 1 / 4

CRAIG J. SPERRY, JUAB COUNTY RECORDER

FEE \$ 40.00 BY ROCKY MOUNTAIN POWER



Project Name: James Spencer
WO#: 6666053
RW#: 6666053

UNDERGROUND RIGHT OF WAY EASEMENT

For value received, **James Spencer** ("Grantor"), hereby grants Rocky Mountain Power, an unincorporated division of PacifiCorp its successors and assigns, ("Grantee"), an easement for a right of way 10 feet in width and 1000 feet in length, more or less, for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of underground electric power transmission, distribution and communication lines and all necessary or desirable accessories and appurtenances thereto, including without limitation: wires, fibers, cables and other conductors and conduits therefor; and pads, transformers, switches, cabinets, and vaults on, across, or under the surface of the real property of Grantor in **Juab County**, State of **Utah** more particularly described as follows and as more particularly described and/or shown on Exhibit(s) "**A**" attached hereto and by this reference made a part hereof:

Legal Description: An easement 10' wide and approximately 1,000' in length beginning at the south west property line heading in a northeastern direction of said property: All of the East half of the Northwest Quarter of Section 22, Township 10 South, Range 1 East, Salt Lake Base and Meridian, Excepting therefrom that portion lying in the railroad right-of-way and that portion lying in the railroad right-of-way and that portion lying in the county road. The above described parcel of land contains 3,476.140 square feet in area or 79.8 acres more or less.

Assessor Parcel No. XB-1383

Together with the right of access to the right of way from adjacent lands of Grantor for all activities in connection with the purposes for which this easement has been granted; and together with the present and (without payment therefor) the future right to keep the right of way clear of all brush, trees, timber, structures, buildings and other hazards which might endanger Grantee's facilities or impede Grantee's activities.


At no time shall Grantor place or store any flammable materials (other than agricultural crops), or light any fires, on or within the boundaries of the right of way. Subject to the foregoing limitations, the surface of the right of way may be used for agricultural crops and other purposes

not inconsistent, as determined by Grantee, with the purposes for which this easement has been granted.

The rights and obligations of the parties hereto shall be binding upon and shall benefit their respective heirs, successors and assigns.

To the fullest extent permitted by law, each of the parties hereto waives any right it may have to a trial by jury in respect of litigation directly or indirectly arising out of, under or in connection with this agreement. Each party further waives any right to consolidate any action in which a jury trial has been waived with any other action in which a jury trial cannot be or has not been waived.

Dated this 18th day of July, 2019.


GRANTOR James Spencer

GRANTOR

Acknowledgement by an Individual Acting on His Own Behalf:

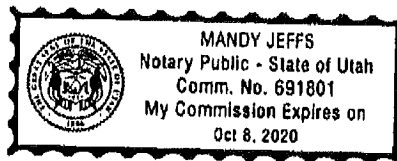
STATE OF Utah)
County of Utah) ss.

On this 18 day of July, 2019, before me, the undersigned Notary Public in and for said State, personally appeared James Spencer (name), known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that (he/she/they) executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Mandy Jeffs
(notary signature)

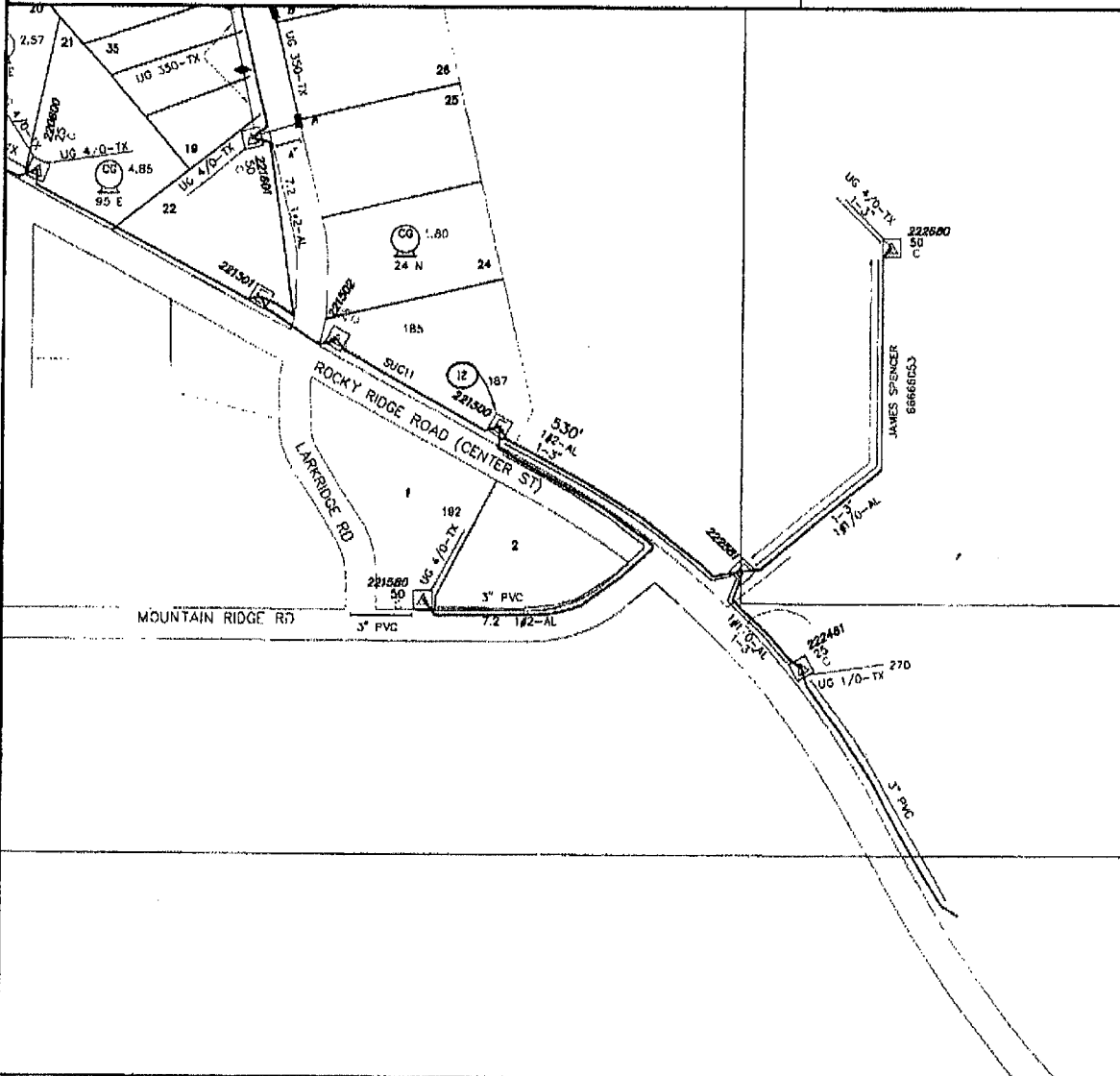
NOTARY PUBLIC FOR Utah (state)
Residing at: Santaquin, Utah (city, state)
My Commission Expires: 8/10/20 (d/m/y)



PROPERTY DESCRIPTION

SECTION: 22, T 10 S, R 1 E, SLB&M
JUAB, UTAH

PARCEL #: XB-1383



CC #: 11421 WO #: 6666053

OWNER: JAMES SPENCER

AUTHOR:

THIS DRAWING SHOULD BE USED ONLY AS A REPRESENTATION OF THE LOCATION OF THE EASEMENT BEING CONVEYED. THE EXACT LOCATION OF ALL STRUCTURES, LINES AND APPURTENANCES IS SUBJECT TO CHANGE.

EXHIBIT A



SCALE: NONE