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WHEN RECORDED MAIL TO:
Questar Gas Company
P.O. Box 45360, Right-of-way
Salt Lake City, UT 84145-0360
3481ivor.le; RW01

Ent: 300061 - Pg 1 of 3
Date: 1/7/2008 4:02 PM
Fee: \$66.00 CHECK
Filed By: MC
CALLEN B PESHELL, Recorder
Tooele County Corporation
For: QUESTAR GAS COMPANY

Space above for County Recorder's use
PARCEL I.D.# 16-070-0-0301
thru 16-070-0-0353

RIGHT-OF-WAY AND EASEMENT GRANT UT 22652

IVORY DEVELOPMENT, L.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 Benson Mill Crossing Phase 3 PUD, in the vicinity of 480 East 6900
North, Stansbury, Park, which development is more particularly described as:

Land of Grantor located in the Southeast Quarter of Section 9 and the Southwest
Quarter of Section 10, Township 2 South, Range 4 West, Salt Lake Base and
Meridian;

Lots 301 thru 353 of BENSON MILL CROSSING PHASE 3 PUD; according to
the official plat on file with the Tooele County Recorder's office, State of Utah.

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.

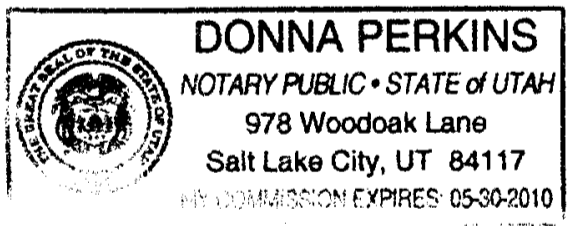
WITNESS the execution hereof this 4 day of December, 2007.

IVORY DEVELOPMENT, L.L.C.

By- [Signature]
Its- President

STATE OF UTAH)
COUNTY OF Salt Lake) ss.

On the 4th day of December, 2007 personally appeared before me Christopher P. Camiroulas who, being duly sworn, did say that he/she is a Manager of Ivory Development LLC 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.



[Signature]
Notary Public

