

WHEN RECORDED, PLEASE RETURN TO:

Charles L. Maak  
KIMBALL, PARR, WADDOUPS,  
BROWN & GEE  
185 South State Street  
Suite 1300  
Salt Lake City, Utah 84111

ACCESS EASEMENT

THIS INSTRUMENT, dated the 4th day of December, 1991, is executed by the UTAH STATE RETIREMENT OFFICE, an independent state agency, in its own right and also on behalf of and sometimes known as the UTAH STATE RETIREMENT FUND ("Grantor"), whose address is 540 East 200 South, Salt Lake City, Utah 84102, Attention: Real Estate Department, in favor of LEATHA GRAFF PRESTWICH, trustee of the Leatha Graff Prestwich Family Living Trust executed on the 28th day of December, 1982 ("Grantee"), whose address is 263 South Main, Cedar City, Utah 84720.

WITNESSETH:

FOR THE SUM OF TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby grants to Grantee, her successors and assigns, a non-exclusive easement for ingress and egress over and across that certain real property (the "Property") located in Iron County, Utah, more particularly described as follows:

BEGINNING AT THE MOST E'LY CORNER OF LOT 2, BLOCK 4, VALLEY VIEW SUBDIVISION, CEDAR CITY, UTAH; THENCE N 44°23'00" W, 195.81 FT (194.50 RECORD); THENCE N 45°37'00" E, 30.00 FT ALONG THE SE'LY R/W LINE OF HIGHWAY SR-130; THENCE S 44°23'00" E, 232.71 FT (231.40 RECORD) ALONG THE CENTERLINE OF PINE STREET; THENCE ALONG THE CENTERLINE OF PINE STREET AND THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 382.50 FT, A DISTANCE OF 143.01 FT; THENCE S 0°07'00" E, 148.49 FT TO A P.C. ON THE WEST LINE OF PINE STREET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 352.50 FT, A DISTANCE OF 272.34 FT (THE CHORD OF WHICH BEARS N 22°15' W, 265.61 FT, SAID CURVE HAS A DELTA ANGLE OF 44°16'00"); THENCE N 44°23'00" W, 36.90 FT ALONG THE SW'LY LINE OF PINE STREET TO THE POINT OF BEGINNING.

Said easement is and shall be for the benefit of real property which is located immediately to the north and east of the Property and which is more particularly described as Block 5, Valley View Subdivision, Cedar City, Utah. Said easement shall be used only for vehicular and pedestrian traffic.

0311825 Bk 0441 Pg 0675 - 0676

DIXIE B MATHESON - IRON COUNTY RECORDER  
1991 DEC 04 09:13 AM FEE \$8.00 BY PTC  
REQUEST: SECURITY TITLE CO OF SO UTAH

Grantor covenants for the benefit of Grantee, her successors and assigns, that Grantor at its expense shall make or cause to be made all initial improvements to the Property reasonably required to enable it to be used as a driveway or roadway for the type of traffic herein contemplated. Such improvements shall be done in a manner that substantially conforms to a site plan signed by, and agreed to between, Grantor and Grantee and which allows for (a) access to the realty located to the north and east of the improvements at any point along the Property, and (b) the future rededication and reopening of the Property as a public street without significant changes to the Property (such as a significant regrading of the roadway). The owner of fee title to the Property (i.e., Grantor or its successor in title) shall maintain such improvements or cause such improvements to be maintained in good condition and repair.

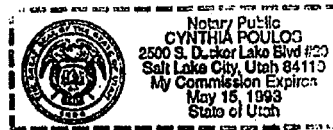
IN WITNESS WHEREOF, Grantor has executed this instrument in favor of Grantee on or as of the date first set forth above.

GRANTOR:

UTAH STATE RETIREMENT OFFICE,  
an independent state agency, in  
its own right and also on behalf  
of and sometimes known as the  
UTAH STATE RETIREMENT FUND

By William P. Chipman  
William P. Chipman,  
Investment Officer/Real  
Estate

STATE OF UTAH )  
 ) : ss.  
County of S.D. )



The foregoing instrument was acknowledged before me this 25 day of November, 1991, by WILLIAM P. CHIPMAN, Investment Officer/Real Estate of the UTAH STATE RETIREMENT OFFICE, an independent state agency, in its own right and also on behalf of and sometimes known as the UTAH STATE RETIREMENT FUND.

(Seal)

Cynthia K. Poulos

My commission expires:

Residing at:

May 15, 1993

Salt Lake City