

AFTER RECORDING PLEASE RETURN TO:

UNEV Pipeline, LLC
2100 N Redwood Road
Suite 85
Salt Lake City, UT 84116

Line/Project: UNEV
Tract No.: UT-TO-082.1
Parcel No. : 05-034-0-0022

RIGHT-OF-WAY AND EASEMENT

THE STATE OF UTAH

COUNTY OF TOOELE

For and in consideration of TEN DOLLARS and other good and valuable consideration paid to the undersigned (herein styled "**Grantor**", whether one or more), the receipt and sufficiency of which is hereby acknowledged, **Grantor** hereby grants, conveys and warrants to UNEV Pipeline, LLC, a Delaware limited liability company (herein styled "**Grantee**"), whose address is P.O. Box 1326, Artesia, New Mexico, 88211-1326, and its successors and assigns, a perpetual right-of-way and easement (the "Right-of-Way and Easement") to construct, install, maintain, operate, repair, replace, inspect, protect, change the size of and remove pipelines and associated facilities and appurtenances, for the transportation of oil and gas, and products and by-products thereof, in connection with the conduct of its business, at times or from time to time, as may be necessary or convenient thereto, including but not limited to valves, meters, communication or control facilities, (collectively, the "Facilities") on, over, across and through the following described real property situated in Tooele County, Utah (the "Property"):

A portion of Section 16, Township 2 South, Range 4 West

The Right-of-Way and Easement granted herein shall be seventy-five feet (75') in width during construction, and after the Facilities have been placed in service the rights shall thereafter revert to a twenty foot (20') wide perpetual Right-of-Way and Easement, extending ten feet (10') from each side of the survey line, as such survey line is more particularly described in Exhibit A attached hereto and incorporated herein by reference. To the extent that any discrepancy exists between the legal description and survey set forth on Exhibit A and the actual location of the pipeline, the actual location of the pipeline shall govern, with the Right of Way and Easement running parallel to and extending ten (10) feet on each side of the actual location of the centerline of the pipeline as it is buried on Grantor's property.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns, perpetually, with a right of ingress and egress to and from the premises, including the right to use Grantor's roads, for the purposes of constructing, inspecting, repairing, maintaining, operating, repairing, protecting, modifying, and replacing the Facilities, and the removal of same at will, in whole or in part. The rights granted herein may be assigned in whole or in part.

Grantor may use and enjoy the area of the Right-of-Way and Easement except for the purposes for which such Right-of-Way and Easement is granted; provided that Grantor shall not interfere, disrupt, obstruct or otherwise impede the use of the Right-of-Way and Easement by Grantee, shall not damage or interfere with the Facilities, and shall not construct or maintain, nor permit to be constructed or maintained, any building, structure or obstruction, under, on or over the Right-of-Way and Easement, and will not change the grade or contour of the Right-of-Way and Easement area. Grantee hereby agrees to bury the pipelines, exclusive of appurtenances such as valves and meters, to a depth of not less than 36 inches below the surface of the soil, except in such places where ledges of rock or boulders are encountered; then, at Grantee's option, the pipelines may be buried at a depth of not less than 18 inches below the surface. Grantee agrees to pay any damages which may arise to growing crops, fences or pasturage, roads or lands from the construction, maintenance and operation of the Facilities; said damages, if not mutually agreed upon, to be ascertained and determined by three disinterested persons, one thereof to be appointed by Grantor, one by Grantee, and the third by the two so appointed as aforesaid, and the written award of such three persons shall be final and conclusive.

If UNEV PIPELINE, LLC (UNEV) shall voluntary cease to use the pipeline for a period of eighteen consecutive months for any of the purposes herein granted, UNEV'S rights hereunder shall cease and terminate upon receipt of written notice from Owner of Owner's election to so terminate. In such event, UNEV may either remove the pipeline or shall purge the pipeline of product, fill the line with an inert substance and abandon the pipeline in place.

This grant is limited to one pipeline as herein described, and for the uses herein provided; and there shall be no other use except for location markers, vent pipes and/or corrosion control equipment placed along property boundaries or fence lines and on both sides of any road or canal crossings.

The terms, conditions and provisions hereof shall be construed under and shall be enforceable in accordance with the laws of the State of Utah, shall run with the land and extend to and be binding upon the heirs, executors, administrators, personal representatives, successors and assigns of the parties hereto.

It is hereby understood that the party securing this grant in behalf of Grantee is without authority to make any covenant or agreement not herein expressed.

IN WITNESS WHEREOF, Grantor has executed this Right-of-Way and Easement as of the 4th day of April, 2009.

GRANTOR(S):
C & J Warr Family Properties, LC

Charles R Warr, manager

Corporate Acknowledgement

THE STATE OF Utah
COUNTY OF Davis

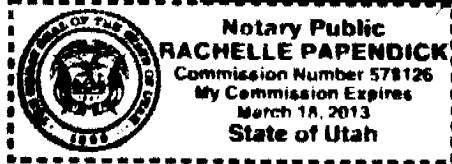
On this 4th day of April, 2009, personally appeared before me Charles Warr, whose identity is personally known to me (or proved on the basis of satisfactory evidence) and who by me duly sworn (or affirmed), did say he/she/they is/are the Manager (title or office) of C & J Warr Family Properties and said documents was signed by him/her/them in behalf of said Corporation by Authority of its Bylaws or (Resolution of its Board of Directors), and said Charles Warr acknowledged to me said Corporation executed the same.

Rachelle Papendick

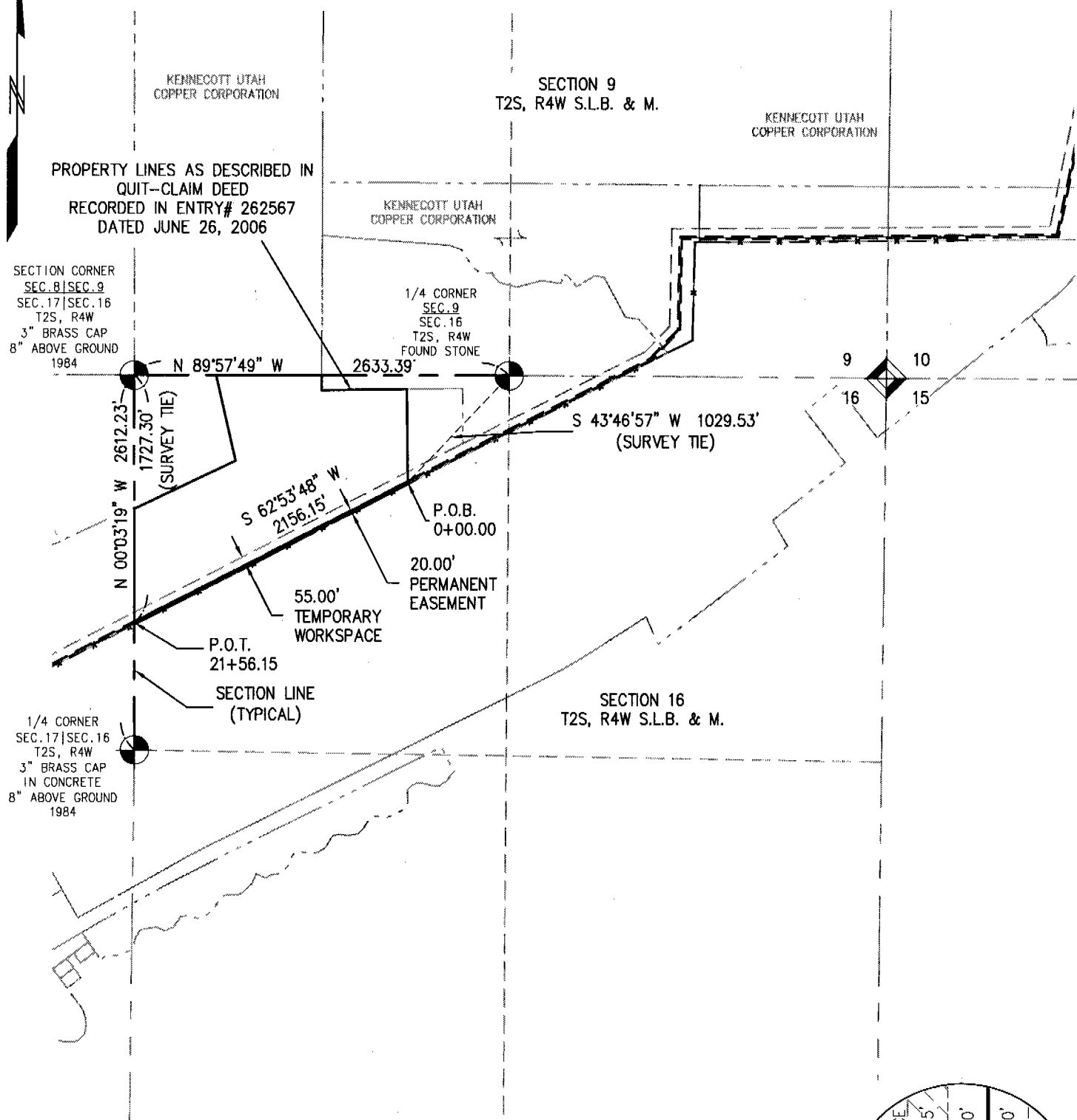
Notary Public in and for Davis County

State of Utah

My Commission Expires March 18, 2013



TRACT NO. UT-T0-082.1			
OWNER	STATION TO STATION	FEET - RODS	PERMANENT EASEMENT
C & J WARR FAMILY PROPERTIES, LC.	0+00.00 - 21+56.15	2156.15 - 130.68	0.990 ACRES
			TEMPORARY WORK SPACE
			2.722 ACRES
			ADDITIONAL TEMPORARY WORK SPACE
			N/A ACRES



PERMANENT EASEMENT DESCRIPTION
 A 20.00 FOOT WIDE PERMANENT EASEMENT ACROSS A PARCEL OF LAND DESCRIBED IN QUIT-CLAIM DEED TO C & J WARR FAMILY PROPERTIES, LC, AND RECORDED IN ENTRY #262567 IN THE OFFICE OF THE TOOELE COUNTY RECORDER, LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 WEST OF THE S.L.B. & M., COUNTY OF TOOELE, STATE OF UTAH. SAID 20.00 FOOT WIDE EASEMENT BEING 10.00 FEET ON EACH SIDE OF THE CENTERLINE SHOWN HEREON. SAID PERMANENT EASEMENT BEING BOUNDED WITHIN THE LANDS OWNED BY THE PARTIES NAMED HEREON.

- NOTES:**
1. THE PROPERTY LINES DEPICTED HEREON ARE APPROXIMATE. THEY ARE BASED UPON RECORD DESCRIPTIONS, DIGITIZED ASSESSOR MAPS AND OTHER DATA. THIS EXHIBIT A IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCES, FUTURE IMPROVEMENTS, OR CONVEYANCES.
 2. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE BASED UPON UTM 12, NAD 83 GRID.
 3. THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THE PARCEL(S) SHOWN HEREON BEING SUBJECT TO ANY AND ALL EASEMENTS RIGHTS OF WAY, VARIANCES OR AGREEMENTS OF RECORD.

LEGEND

- MONUMENT FOUND AS DESCRIBED
- CALCULATED CORNER POSITION
- P.O.B. POINT OF BEGINNING
- P.O.T. POINT OF TERMINUS
- FOUND FENCE CORNER

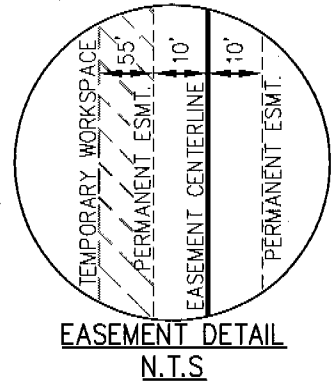
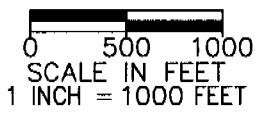


EXHIBIT A C & J WARR FAMILY PROPERTIES, LC. 05-034-0-0022 SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 WEST OF THE S.L.B. & M.		
DRAWN BY: BLB	REV. 01/09/09	DATE: 07/20/08
SHEET: 1 OF 1	TOOELE COUNTY, UTAH	
	34 VAN GORDON ST., STE. 200, LAKEWOOD, CO 80228 303-298-9845	DRAWING NUMBER UT-T0-082.1