



\*W3358643\*

**EXHIBIT C  
REPLACEMENT GRANT**

E# 3358643 PG 1 OF 4  
B. Rahimzadegan, WEBER COUNTY RECORDER  
20-Feb-25 02:25 PM FEE \$40.00 DEP TT  
REC FOR: DOMINION ENERGY  
ELECTRONICALLY RECORDED

WHEN RECORDED MAIL TO  
Questar Gas Company  
P.O. Box 45360, Right of Way  
Salt Lake City, UT 84145  
SCOT.42207.PLS.

*Space above for County Recorder's use*  
PARCEL I.D.# 110160020

PCV

**EXCLUSIVE RIGHT-OF-WAY AND EASEMENT GRANT  
RW# 42207**

SCOTT GROUP LLC (THE) ETAL[, a [Utah] [Limited Liability Company]], with an address of 505 South 100 East, Bountiful, Utah 84010 (“Grantor”), does hereby convey and warrant to QUESTAR GAS COMPANY dba ENBRIDGE GAS UTAH (“Grantee”), its successors and assigns, for the sum of TEN DOLLARS (\$10.00) in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, a perpetual exclusive right-of-way and easement (“Exclusive Easement”) to construct, lay, maintain, operate, repair, alter, inspect, protect, make connections to, remove, replace and abandon in place (whether above or below ground) pipelines, valves, valve boxes, cathodic monitoring and mitigation facilities, and other gas transmission and distribution facilities, including buildings and fencing or any other lawful uses of the Exclusive Easement related to or in connection with Grantee’s business purposes (collectively, the “Facilities”), said Exclusive Easement being situated in the County of Weber, State of Utah, as shown on **Exhibit “A”** attached hereto and by this reference made a part hereof and more particularly described as follows, to-wit:

**DOMINION ENERGY 10’ X 10’ EASEMENT**

AN EASEMENT LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20,  
TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN,  
WEBER COUNTY, UTAH, SAID EASEMENT IS FURTHER DESCRIBED AS  
FOLLOWS.

BEGINNING AT A POINT THAT IS NORTH 89°05’05” WEST 660.59 ALONG THE  
SECTION LINE AND NORTH 00°50’15” EAST 1516.04 FEET ALONG THE  
MONUMENT LINE OF SAID STREET AND NORTH 90°00’00” WEST 79.55 FEET

FROM THE SOUTHEAST CORNER OF SAID SECTION 5; SAID SECTION CORNER IS SOUTH 89°05'05" EAST 2644.65 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 5, SAID BEGINNING POINT IS ALSO NORTH 00°50'15" EAST 1679.52 FEET ALONG SAID MONUMENT LINE AND NORTH 89°18'10" WEST 79.55 FEET FROM A BRASS CAP MONUMENT AT THE INTERSECTION OF 1100 NORTH STREET AND WASHINGTON BOULEVARD, SAID STREET MONUMENT IS SOUTH 00°50'15" WEST 2098.69 FEET FROM THE BRASS CAP MONUMENT AT THE INTERSECTION OF WASHINGTON BOULEVARD AND 1400 NORTH STREET IN HARRISVILLE, UTAH, BASED ON SURVEY #6943 FILED IN THE WEBER COUNTY SURVEYOR'S OFFICE; SAID BEGINNING POINT IS ALSO SOUTH 00°50'15" WEST 24.63 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF WASHINGTON BOULEVARD AND NORTH 90°00'00" WEST 13.54 FEET FROM THE NORTHEAST CORNER OF THE PROPOSED DIXON CREEK TOWNHOMES SUBDIVISION PHASE 1;

AND RUNNING THENCE NORTH 90°00'00" WEST 10.00 FEET ALONG THE NORTH LINE OF A 10-FOOT WIDE EASEMENT; THENCE NORTH 00°00'00" EAST 10.00 FEET; THENCE NORTH 90°00'00" EAST 10.00 FEET; THENCE SOUTH 00°00'00" EAST 10.00 FEET TO SAID NORTH LINE AND TO THE POINT OF BEGINNING.

TO HAVE AND TO HOLD the Exclusive Easement unto Grantee, its successor and assigns, with the right of ingress and egress to and from the Exclusive Easement [over and across the following described property [description] OR [with the right to use any available access road(s) and access easements to access the above described Exclusive Easement].

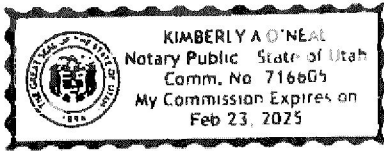
Without limiting the generality of the foregoing, Grantor does hereby covenant, warrant, and agree as follows:

1. Grantee, in Grantee' sole discretion, may restrict or completely prohibit Grantor, its successors or assigns, or any third-party access to the Exclusive Easement.
2. The Exclusive Easement will be fenced, gated, and locked as deemed necessary by Grantee, provided Grantee shall comply with any applicable laws, regulations, or ordinances.
3. Grantor represents and warrants that there are no mortgages, deeds of trust, liens, covenants, conditions and restrictions, or other encumbrances covering the Exclusive Easement prior to the execution of this Exclusive Right-of-Way and Easement Grant which have not been subordinated.
4. Grantor acknowledges and agrees that it has no right to, shall not attempt to encumber with, and the Exclusive Easement is not to be subject to, any covenants, conditions and

and restrictions, liens, mortgages, deeds of trust, or other encumbrances created by Grantor or its successors or assigns after the date of recording of this Exclusive Easement.

This Exclusive Easement shall run with the land and shall be binding upon and inure to the benefit of the successors, assigns, and transferees, of Grantor and the successors, assigns, and transferees of Grantee, and may be transferred, assigned, pledged, and hypothecated in whole or in part by Grantee.

IN WITNESS WHEREOF, Grantor has executed this agreement this 3 day of October, 2024.



GRANTOR:  
SCOTT GROUP LLC (THE) ETAL

By: [Signature]  
As: [Signature]

STATE OF UTAH )  
 ) ss.  
COUNTY OF Davis

On the 3rd day of October, 2024 personally appeared before me Scott Smart, who, being duly sworn, did say that he is the manager, of The Scott Group LLC, and that the foregoing instrument was signed on behalf of said [company type].

[Signature]  
Notary Public

**EXHIBIT "A"**

