

Mail to:  
Stewart Title  
1518 Woodland Park DR.  
Layton, Utah 84041  
61459-31532C

DEED OF EASEMENT

09-087-0190 and 09-088-0092

For the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned **GRANTORS** hereby grant, convey, sell, and set over unto Daren Deru and Allison Deru, hereinafter referred to as **GRANTEE**, its successors and assigns, a perpetual easement for ingress and egress being situated in Layton City, Davis County, State of Utah, over and through a parcel of the GRANTOR's land, more fully described as follows:

See attached Exhibit "A"  
For legal description

TO HAVE AND TO HOLD the same unto the said GRANTOR, its successors and assigns, with the rights of ingress and egress said GRANTEE, its officers, employees, representatives, agents and assigns to enter upon the above described property. GRANTORS shall have the right to use said premises provided such use shall not interfere with the GRANTEE'S access to any other rights granted to the GRANTEE hereunder.

GRANTORS warrant that they and no one else holds title to the above described property and that they have authority to sell said easement to the GRANTEE.

GRANTORS shall not build or construct or permit to be built or constructed, any building or other improvement over or across said right-of-way nor change the contour thereof without the written consent of GRANTEE. This right-of-way and easement grant shall be binding upon and inure to the benefit of the successors and assigns of the GRANTORS and the successors and assigns of the GRANTEE.

IN WITNESS WHEREOF, the GRANTORS have executed this right-of-way and easement this  
13 day of June, 2021.  
April

Bulldog Sod, Inc.

By: Daren Deru  
Its: President

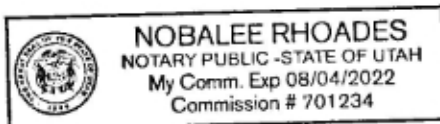
State of Utah )  
County of Davis )

:SS

COURTESY RECORDING

This document is being recorded solely as a courtesy and an accommodation to the parties named herein. Stewart Title hereby expressly disclaims any responsibility or liability for the accuracy or the content thereof.

On the 13 day of April, 2021, personally appeared before me Daren Deru, who being duly sworn, did say that he is the President of Bulldog Sod Inc., and that said instrument was signed in behalf of said corporation by authority of a resolution of its Board of Directors and said person acknowledged to me that said corporation executed the same.



*Notalee Rhoades*  
Notary Public

**EXHIBIT 'A'**  
**Legal Description**

TRW  
L2265  
March 24, 2021

**Deru's Way (Private Street) Easement Description**

An easement over the proposed Deru's Way (1475 North Street) a private street in the proposed Evergreen Estates PRUD Subdivision situate in the South half of Section 14, Township 4 North, Range 1 West, Salt Lake Base and Meridian, said easement also located in Layton City, Davis County, Utah. Being more particularly described as follows:

Beginning at a point on westerly right-of-way line of Evergreen Lane, said point being South 89°28'00" East 226.79 feet along the East-West Quarter Section Line (NAD83 Basis of Bearing being South 89°28'00" East from the Center of Section 14 to the East Quarter Corner of Section 14 per the Davis County Reference Plat) and South 00°32'00" West 94.00 feet from the Center of Section 14 and running thence:

South 00°32'00" West 33.00 feet along said right-of-way;  
thence North 89°28'00" West 329.51 feet;  
thence North 01°05'00" East 127.01 feet to the East-West Quarter Section line;  
thence South 89°28'00" East 20.50 feet along the said quarter section line;  
thence South 01°05'00" West 65.73 feet;  
thence Southeasterly 44.25 feet along the arc of a 28.00-foot radius tangent curve to the left (center bears South 88°55'00" East and the long chord bears South 44°11'30" East 39.79 feet with a central angle of 90°33'00");  
thence South 89°28'00" East 280.43 feet to the Point of Beginning