

337390

FOUNDERS TITLE
91 MAR -7 AM 10:54
ALAN STURIGGS
SUMMIT COUNTY RECORDER
REC'D BY Dg 26

WHEN RECORDED MAIL TO:
William W. Hall
Zions First National Bank
310 South Main St., Suite 300
Salt Lake City, Utah 84101

RIGHT OF WAY

WHEREAS, on September 28, 1990, JOHNSON INTERNATIONAL, INC., an Arizona corporation, ("Grantor") executed a certain Deed of Trust (the Deed of Trust) to Founders Title Company, as trustee, in favor of ZIONS FIRST NATIONAL BANK, as beneficiary, ("Grantee") covering those certain lands in Summit County, Utah, which are more particularly described on Exhibit A attached hereto and made a part hereof (the "Encumbered Lands"); and

WHEREAS, the Deed of Trust was recorded on September 28, 1990, in Book 580 at page 387 of the Official Records of Summit County, Utah, and

WHEREAS, Grantor has purchased certain additional lands in Summit County, Utah which are more particularly described on Exhibit B attached hereto and made a part hereof (the "Additional Lands"); and

WHEREAS, Grantor desires and intends to grant to Grantee, and Grantee desires and intends to obtain, a right of way over and across the Additional Lands for the purpose of providing access to and from the Encumbered Lands, such right of way to run for the period that the Deed of Trust remains in effect;

NOW, THEREFORE, for Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby conveys and assigns to Grantee and its successors and assigns a non-exclusive right of way for vehicular access and utility easements over, across and under the Additional Lands. The right of way herein granted shall be situated along the roadway(s) now existing on the Additional Lands; provided, however, that Grantor shall have the right to alter, move, and replace such roadway(s) at any time and from time to time, in which event the right of way granted hereby shall apply to the roadway(s) as so altered, moved, or replaced. The right of way granted hereby is for the purpose of providing vehicular access and utility easements over and across the Additional Lands to and from the Encumbered Lands. The right of way granted hereby shall constitute a covenant running with and a

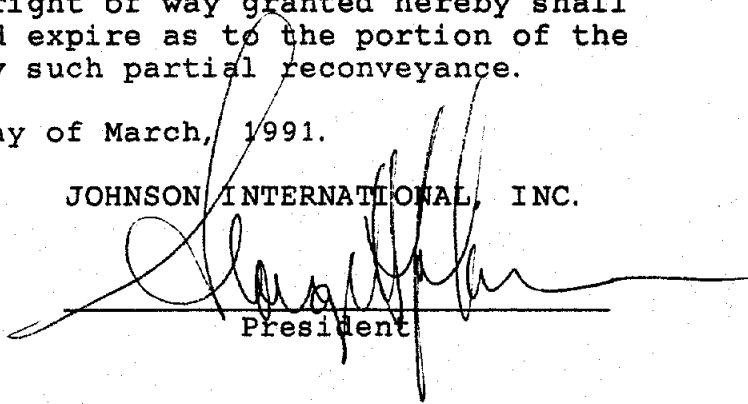
burden on the Additional Lands for the benefit of the Encumbered Lands.

Nothing herein is intended nor shall be deemed or construed to obligate Grantor to maintain any existing roadway(s) on the Additional Lands in a condition better than that existing as of the date hereof. Grantee shall use the right of way granted herein at its own risk.

The right of way granted hereby shall automatically terminate and expire upon the release and reconveyance of the Deed of Trust as to the Encumbered Lands. In the event of a partial reconveyance, the right of way granted hereby shall automatically terminate and expire as to the portion of the Encumbered Lands covered by such partial reconveyance.

Dated this 4th day of March, 1991.

JOHNSON INTERNATIONAL, INC.


President

STATE OF UTAH)
: ss.
COUNTY OF Wasatch)

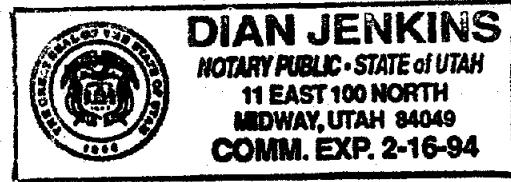
The foregoing instrument was acknowledged before me this 4th day of March, 1991, by George H. Johnson, President of Johnson International, Inc., a corporation.

Dian Jenkins
NOTARY PUBLIC

Residing at: Midway, Utah 84049

My Commission Expires:

2/16/94



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EXHIBIT B

The following lands in Summit County, State of Utah:

Lots 3, 4, 5, 6, 7 and Southeast quarter of the Northwest Quarter, the East half of the Southwest quarter and the Southeast quarter of Section 1, Township 1 South, Range 4 East, Salt Lake Base and Meridian.

All of Section 2, Township 1 South, Range 4 East, Salt Lake Base and Meridian. (Lots 1, 2, 3, 4 and South half of the North half, and the South half.)

Excepting and excluding therefrom those certain tracks of land embracing 31.34 acres, more or less, heretofore conveyed to the State Road Commission of Utah, by Warranty Deed dated March 15, 1961, recorded on May 19, 1961, in Book "W" of Warranty Deeds, Page 320 as Entry No. 93315, records of Summit County, State of Utah.

Together with all access rights, water rights, and mineral rights, if any, owned by Grantor(s).

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EXHIBIT A

Township 1 South, Range 4 East, Salt Lake Base and Meridian;

Section 11: All
Excepting therefrom that portion lying within the State
Highway I-80 and Union Pacific Railroad Right of Way.

Section 12: All

Section 13: All

Section 14: Northeast quarter; Northeast quarter; South 1/2
Northeast quarter; Southeast quarter; Southeast quarter
Northwest quarter; Northeast quarter Southwest quarter

Section 23: North 1/2; Southeast quarter
Excepting therefrom that portion lying within the
property owned by the State of Utah.

Section 24: All

Section 25: All
Excepting therefrom the East 1/2 of the Northeast
quarter and the Northeast quarter of the Southeast
quarter.

Section 26: Northeast quarter and the East 1/2 of the Southwest
quarter.

Section 36: All

Township 1 North, Range 4 East, Salt Lake Base and Meridian;

Section 35: All
Excepting the existing Interstate Highway and right of
way owned by the State of Utah and the existing
railroad tracks and right of way owned by Union Pacific
Railroad.

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580. 394
W"

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