

WHEN RECORDED MAIL TO:

Questar Gas Company
P.O. Box 45360, Right-of-way
Salt Lake City, UT 84145-0360
.lp;



ENT 33846:2014 PG 1 of 3
JEFFERY SMITH
UTAH COUNTY RECORDER
2014 May 20 1:53 pm FEE 14.00 BY SW
RECORDED FOR QUESTAR GAS COMPANY

Space above for County Recorder's use
PARCEL I.D.# 66:411:0001

RIGHT-OF-WAY AND EASEMENT GRANT

SEASONS OF TRAVERSE MOUNTAIN, LLC, a Utah Limited Liability Company, "Grantor," does hereby convey and warrant to QUESTAR GAS COMPANY, a corporation of the State of Utah, Grantee, its successors and assigns, for the sum of ONE DOLLAR (\$1.00) in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, a right-of-way and easement to construct, lay, maintain, operate, repair, alter, inspect, protect, make connections to, remove and replace pipelines, valves, valve boxes and install cathodic monitoring and mitigation facilities and other gas transmission and distribution facilities (hereinafter collectively called "Facilities"), through and across the following described land and premises situated in the County of Utah, State of Utah, and more particularly described as follows, to-wit:

Land of the Grantor located in Section 30, Township 4 South, Range 1 East, Salt Lake Base and Meridian;

40' WIDE PERPETUAL GAS EASEMENT

A 40.00 foot wide easement located in a portion of the SE1/4 of Section 30, Township 4 South, Range 1 East, Salt Lake Base & Meridian, Lehi, Utah, more particularly described as follows:

Beginning at a point located N89°49'26"E 32.31 feet from the southwest corner of Parcel A, Plat "A", SEASONS AT TRAVERSE MOUNTAIN Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder, said corner being located N0°17'58"W along the Section line 1,311.78 feet and West 500.88 feet from the Southeast Corner of Section 30, T4S, R1E, S.L.B.& M.; thence N0°06'28"W 205.93 feet; thence N45°55'44"W 30.58 feet to the west line of said Parcel; thence N6°51'43"E along said west line 27.87 feet; thence N9°43'28"E along said west line 21.57 feet; thence S45°55'44"E 76.50 feet; thence S0°06'28"E 222.79 feet to the south line of said Parcel A; thence S89°49'26"W along said line, and along the northerly line of Morning Vista Road 40.00 feet to the point of beginning.

Contains: 10,731+/- s.f.

TEMPORARY CONSTRUCTION EASEMENT

A 40.00 foot wide easement located in a portion of the SE1/4 of Section 30, Township 4 South, Range 1 East, Salt Lake Base & Meridian, Lehi, Utah, more particularly described as follows:

Beginning at the southwest corner of Parcel A, Plat "A", SEASONS AT TRAVERSE MOUNTAIN Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder, said corner being located N0°17'58"W along the Section line 1,311.78 feet and West 500.88 feet from the Southeast Corner of Section 30, T4S, R1E, S.L.B.& M.; thence Northeasterly along the arc of a 15.00 radius non-tangent curve (radius bears: N53°02'55"W) 9.72 feet through a central angle of 37°07'28" (chord: N18°23'21"E 9.55 feet); thence N0°10'34"W 123.52 feet; thence along the arc of a 537.50 foot radius curve to the right 66.03^a feet through a central angle of 7°02'17" (chord: N3°20'35"E 65.98 feet); thence N6°51'43"E 29.05 feet; thence S45°55'44"E 30.58 feet; thence S0°06'28"E 205.93 feet to the south line of said Parcel A; thence S89°49'26"W along said line, and along the northerly line of Morning Vista Road 32.31 feet to the point of beginning.

Contains: 6,201+/- s.f.

TO HAVE AND TO HOLD the same unto said QUESTAR GAS COMPANY, its successors and assigns, so long as such facilities shall be maintained, with the right of ingress and egress to and from said right-of-way to construct, lay, maintain, operate, repair, alter, inspect, protect, make connections to, remove and replace the same. This right-of-way and easement shall carry with it the right to use any available access road(s) for the purpose of conducting the foregoing activities. Grantor(s) shall have the right to use said premises except for the purposes for which this right-of-way and easement is granted to Grantee, provided such use does not interfere with the facilities or any other rights granted to Grantee hereunder.

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

1. Grantor(s) shall not build or construct, nor permit to be built or constructed, over or across the right-of-way, any building, retaining walls, rock walls, footings or improvement which impairs the maintenance or operation of the Facilities.
2. Grantor(s) shall not change the lateral and subjacent support or the contour within the right-of-way without prior written consent of Grantee.
3. Grantor(s) shall not plant, or permit to be planted, any deep rooted trees, or any vegetation with roots that may damage the Facilities, within the right-of-way, without prior written consent of Grantee.
4. Grantor(s) shall not place personal property within the right-of-way that impairs the maintenance or operation of the Facilities.
5. Grantee shall have the right to cut and remove timber, trees, brush, overhanging branches, landscaping and improvements or other obstructions of any kind and nature which may

injure or interfere with Grantee's use, occupation or enjoyment of this easement and right-of-way, without liability to Grantor(s), and without any obligation of restoration or compensation.

This right-of-way shall be binding upon and inure to the benefit of the successors and assigns of Grantor(s) and the successors and assigns of Grantee, and may be assigned in whole or in part by Grantee.

It is hereby understood that any parties securing this grant on behalf of Grantee are without authority to make any representations, covenants or agreements not herein expressed.

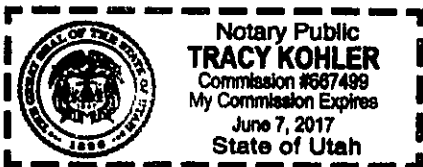
WITNESS the execution hereof this 6 day of May, 2014.

SEASONS OF TRAVERSE MOUNTAIN, LLC
A Utah Limited Liability Company

By 
PAUL WILLIE, Manager

STATE OF UTAH)
) ss.
COUNTY OF CACHE)

On the 6 day of May, 2014, personally appeared before me PAUL WILLIE, who, being duly sworn, did say that he is the Manager of SEASONS OF TRAVERSE MOUNTAIN, LLC, and that the foregoing instrument was signed on behalf of said company by authority of its Articles of Organization or its Operating Agreement.




Notary Public