

E 339330 B A0330 P 646
DATE 17-FEB-2000 11:07AM
FEE: 17.00 CHECK
CAROLYN E. MADSEN, RECORDER
FILED BY CLS
FOR JESSUP REAL ESTATE LLC
DUCHESNE COUNTY CORPORATION

Grant of Easement Agreement

Grant of Easement Agreement made this 16th day of February, 2000, between Newell Christensen and Maxine Christensen, herein referred to as "Grantor", and Jessup Real Estate L.L.C. of P.O. Box 105, Vernal, Utah 84078, herein referred to as "Grantee".

Section 1. In consideration of the sum of Ten Dollars and other good and valuable consideration, receipt of which is acknowledged, Grantor hereby grants and conveys to Grantee, its successors and assigns a right-of-way for the purpose of having access to such part or portion of the land and premises described in Exhibit "A" as may reasonably be served by said right-of-way. Said right-of-way shall be for the purpose of providing access to land sold to Grantees by Grantor in a transaction entered into on or about February 16, 2000, and may be used to accommodate vehicular or other traffic by Grantees, their successors and assigns for the development of the land, construction on the land and other use of the land by Grantees, their successors and assigns.

Section 2. Location of right-of-way Easement. The right-of-way easement granted herein shall be located upon the following

described tracts of land located in Duchesne County, State of Utah,
to wit:

A strip of land 30 feet wide beginning approximately 3,960 feet West of the Southeast Corner of Section 29, TOWNSHIP 1 SOUTH, RANGE 5 WEST, UINTAH SPECIAL BASE AND MERIDIAN, and continuing westerly along the north side of the South Section line of Section 29 and along the north side of the South Section line of Section 30, TOWNSHIP 1 SOUTH, RANGE 5 WEST, UINTAH SPECIAL BASE AND MERIDIAN to a point approximately 1320 feet East of the Southwest Corner of Section 30, TOWNSHIP 1 SOUTH, RANGE 5 WEST, UINTAH SPECIAL BASE AND MERIDIAN.

Such land is referred to herein as the "Premises", such right-of-way is referred to herein as the "Right-of-way".

Section 3. Term. The rights granted herein shall be possessed and enjoyed by Grantees, their successors and assigns in perpetuity unless the land described in Exhibit "A" is ever transferred or conveyed to the Ute Indian Tribe, which has other means of access, in which case this Grant of Easement shall immediately terminate.

Section 4. This grant of right-of-way is non-exclusive and Grantor may use and utilize the land described herein for any and all purposes desired by Grantor not inconsistent with Grantees' right to use the land for ingress and egress. (Grantee may improve the surface in any way desired including pavement).

In witness whereof the parties have executed this agreement in
Uintah County, State of Utah on the 16th day of February, 2000.

Grantor:

Newell Christensen
NEWELL CHRISTENSEN

STATE OF UTAH)
) ss.
COUNTY OF UINTAH)

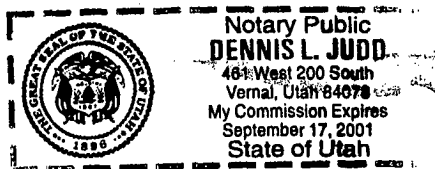
The foregoing instrument was acknowledged before me this 16th
day of February, 2000, by Newell Christensen, who is the same
person.

My commission expires:

9-17-2001

Dennis L. Judd
Notary Public
Residing in Vernal, Utah

Grantor:



Maxine Christensen
MAXINE CHRISTENSEN

STATE OF UTAH)
) ss.
COUNTY OF UINTAH)

The foregoing instrument was acknowledged before me this 16th
day of February, 2000, by Maxine Christensen, who is the same
person.

My commission expires:

9-17-2001

Dennis L. Judd
Notary Public
Residing in Vernal, Utah

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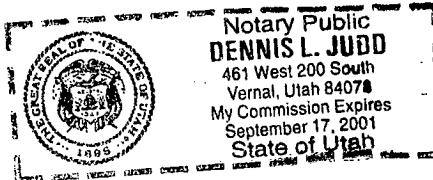


EXHIBIT "A"

TOWNSHIP 1 SOUTH, RANGE 5 WEST, UINTAH SPECIAL BASE AND
MERIDIAN, Section 30: West one-half Southwest Quarter

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