

AFTER RECORDING, PLEASE RETURN TO:

Gary K. Wandschneider.  
2100 Vaquero Club Drive  
West Lake, TX 76262

Ent 359567 Bk 1015 Pl 303-309  
Date: 25-MAY-2010 11:42:37AM  
Fee: \$22.00 Check Filed By: DJ  
ELIZABETH PALMIER, Recorder  
WASATCH COUNTY CORPORATION  
For: WOLF CREEK RANCH

### GRANT OF EASEMENT

THIS GRANT OF EASEMENT ("Grant") is made and entered into this 5th day of May, 2010, by GARY K. WANDSCHNEIDER. (Owner of lot 4 of Wolf Creek Ranch Plat A, Corrected, as recorded), (referred to herein as "Grantor") in favor of VERN HAUGEN. (Owner of lot 17 of Wolf Creek Ranch Plat B as recorded), (referred to herein as "Grantee").

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby conveys, assigns, transfers and grants to Grantee a perpetual, non-exclusive easement (the "Easement") on, over, across and through that certain parcel of real property owned by Grantor which is described on Exhibit "A" attached hereto and incorporated herein by this reference (the "Easement Area"). Grantee, its members and the guests and invitees of Grantee's members shall be entitled to use the Easement Area for the installation, maintenance, repair, replacement and use of a driveway access to lot 17 and utilities within driveway easement. Grantee shall be responsible for all the costs to construct, install, maintain, repair and replace any of the improvements constructed within the Easement Area for the use and benefit by Grantee, its members and their invitees and guests. No vertical gates shall be allowed in easement area.

As a condition to the granting and the existence of this Easement, Grantee shall be obligated to defend, indemnify and hold harmless Grantor from all costs, expenses and liabilities arising from the use of the Easement Area by Grantee, Grantee's members, and the guests and invitees of Grantee's members.



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**GRANT OF EASEMENT**

THIS GRANT OF EASEMENT ("Grant") is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by GARY K. WANDSCHNEIDER. (Owner of lot 4 of Wolf Creek Ranch Plat A, Corrected, as recorded), (referred to herein as "Grantor") in favor of VERN HAUGEN. (Owner of lot 17 of Wolf Creek Ranch Plat B as recorded), (referred to herein as "Grantee").

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby conveys, assigns, transfers and grants to Grantee a perpetual, non-exclusive easement (the "Easement") on, over, across and through that certain parcel of real property owned by Grantor which is described on Exhibit "A" attached hereto and incorporated herein by this reference (the "Easement Area"). Grantee, its members and the guests and invitees of Grantee's members shall be entitled to use the Easement Area for the installation, maintenance, repair, replacement and use of a driveway access to lot 17 and utilities within driveway easement. Grantee shall be responsible for all the costs to construct, install, maintain, repair and replace any of the improvements constructed within the Easement Area for the use and benefit by Grantee, its members and their invitees and guests. No vertical gates shall be allowed in easement area.

As a condition to the granting and the existence of this Easement, Grantee shall be obligated to defend, indemnify and hold harmless Grantor from all costs, expenses and liabilities arising from the use of the Easement Area by Grantee, Grantee's members, and the guests and invitees of Grantee's members.

IN WITNESS WHEREOF, Grantor has executed this Grant as of the date first above written.

GARY K. WANDSCHNIEDER (lot 4 owner, a private lot)

By: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF UTAH            )  
                                  :SS.  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ by \_\_\_\_\_ in his/her capacity the owner of lot 4 of Wolf Creek Ranch as recorded.

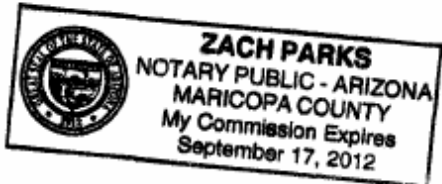
\_\_\_\_\_  
NOTARY PUBLIC  
Residing at: \_\_\_\_\_

VERN HAUGEN (lot 17 owner, a private lot)

By: *Vern Haugen*  
Title: \_\_\_\_\_

STATE OF Arizona ~~UTAH~~            )  
                                  :SS.  
COUNTY OF Maricopa            )

The foregoing instrument was acknowledged before me this 7th day of May, 2010 by Vern Haugen in his/her capacity the owner of lot 17 of Wolf Creek Ranch as recorded.



*Zach Parks*  
NOTARY PUBLIC  
Residing at: Scottsdale

**EXHIBIT A  
TO  
GRANT OF EASEMENT**

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Legal Descriptions of Easement Areas

That certain real property located in Wasatch County, State of Utah, more particularly described as follows:

Beginning at a point that is S 89°52'20" E 546.86 feet along the section line from the North ¼ of Section 34, Township 3 South, Range 6 East, Salt Lake Base and Meridian, and running thence S 89°52'20" E 127.99 feet, thence S 38°44'59" W 319.46 feet to the right of way line of Forest Creek Road, thence along said right of way the following 2 calls, 1) thence N 44°44'32" W 46.86 feet to a point on a 940.00' radius curve to the right, 2) thence along arc of said curve 60.25 feet through a delta of 3°40'20" (chord bears N 42°54'23" W 60.24 feet), thence N 40°18'46" E 225.60 feet to the point of beginning. Parcel contains 0.64 acre.



