

102 S. Tremont
81.50
05 171 00151

MARIE G. NORTH
BOX ELDER COUNTY RECORDER

36920

Easement

DEP M.M. FEE -0-

1991 MAY 22 PM 12:45

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STANLEY J. STOKES and DONNA FAE STOKES, his wife of TREMONTON CITY, Box Elder County, State of Utah, herein referred to as Grantor, does hereby grant, bargain, sell, transfer, convey and warrant to the City of Tremonton, hereinafter referred to as Grantee, an easement to erect, construct, install and thereafter use, operate, inspect, repair, maintain, replace and remove one 15' by 50' sign together with electrical equipment and connections to illuminate same, together with all braces, footings and appurtenances necessary thereto, and an easement for ingress and egress and for electrical lines, over and across and through the land of the Grantor for the purpose stated herein, situated in Box Elder County, State of Utah, described as follows:

Beginning at a point on the North Right-of-way line of State Highway 102, said point being 122.98 feet North and 1324.00 feet East of the Southwest Corner of Section 4, T 11 N, R 3 W, SLB & M (Basis of Bearing: N 88° 44' 32" E between said corner and the Southeast Corner of said Section); Thence as follows:

North	276.00 feet	
East	601.29 feet	
North	409.99 feet	
West	69.85 feet	
North	60.00 feet	
East	100.00 feet	to a fence line
S 0° 17' 15" W	29.76 feet	along said fence line to the West
		Right-of-way line of I-15
South	470.23 feet	along said Right-of-way line
West	601.29 feet	along the North lines of the Arthur F. McOmber and Dale Nicholas properties
South	246.00 feet	along the West line of the Dale Nicholas property to the North Right-of-way line of State Highway 102
West	30.00 feet	along said Right-of-way line to the point of beginning.

The term of this agreement shall be for ten (10) years, that is, it shall commence of the date of execution of this document and shall terminate ten (10) years from the date thereof.

The consideration shall be \$ 350.00 per year for the first five years and \$ 400.00 per year the second five years. Additional compensation shall be paid to the Grantor by 30 days after installation of the sign is complete for damage to the land of the Grantor by reason of installation of the sign, and, shall be in the amount of \$ _____.00, and shall be due only once. The compensation stated in this paragraph shall thereafter constitute payment in full to the Grantor for the rights granted in this easement.

The grant and other provisions of this easement shall constitute a covenant running with the land for the benefit of the

Grantee, it's successors and assigns.

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IN WITNESS WHEREOF, THE GRANTOR has executed this instrument
this 1st day of May, 1991

Stanley J. Stokes
Donna Lee Stokes

STATE OF UTAH)
COUNTY OF BOX ELDER) ss.

On this 1 day of May, 1991, personally
appeared before me Stanley J. Stokes and
Donna Lee Stokes, his wife, the signers of the foregoing
instrument, who duly acknowledge to me that they execute the same.

Richard Woodworth
NOTARY PUBLIC

Commission expires 9/29/94

Residing at: BL Co.

Conditions of Agreement

The terms of the agreement between Stanley Stokes and
Tremonton City Corporation regarding the easement for the Tremonton
City sign placement shall include that : 1) The property is deemed
suitable for two other commercial signs & 2) The legal description
replaces that on the easement dated Feb 27, 1991.

Richard Woodworth
Mayor

W. Ken C. [unclear]
Recorder