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WHEN RECORDED, MAIL TO:  
C. Craig Liljenquist, Esq.  
Prince, Yeates & Geldzahler  
424 East Fifth South, 3rd Floor  
Salt Lake City, UT 84111

Space Above for Recorder's Use Only

**EASEMENT DEED**

NORTH PINE PROPERTY OWNERS ASSOCIATION, a Utah non-profit corporation (hereinafter called "Grantor"), hereby quit-claims to DAVID K. GARDNER and MARALEE F. GARDNER, husband and wife, and THE ESTATE OF DR. KENNETH J. KEMP, Kenneth Edward Kemp, as Executor, the respective owners of the lots within the Dominant Tenement, as hereinafter defined (hereinafter collectively called "Grantees"), their successors and assigns in interest in said Dominant Tenement, for the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following perpetual nonexclusive easements in, under, over, along, upon, through and across:

That certain real property situated in the County of Utah, State of Utah, more particularly described on Exhibit A attached hereto and by this reference made a part hereof (hereinafter called the "Servient Tenement");

For the benefit of and appurtenant to:

That certain real property situated in the County of Utah, State of Utah, more particularly described as Lots 7 and 8 of Plat "B," Sundance Recreational Resort, according to the official plat thereof on file in the office of the Utah County Recorder (herein called the "Dominant Tenement"):

A NONEXCLUSIVE EASEMENT over, along, upon and across the Servient Tenement for pedestrian and vehicular ingress to and egress from the Dominant Tenement; and

A NONEXCLUSIVE EASEMENT in, under, through, along and across the Servient Tenement to install, use, keep, maintain, repair and replace, as required, utility lines, poles, pipes, conduits and appurtenances thereto serving the Dominant Tenement;

RESERVING UNTO GRANTOR, its successors and assigns in interest in the Servient Tenement, the right to use the Servient Tenement for any and all purposes that do not unreasonably interfere with the use thereof by Grantees, their successors and assigns in the Dominant Tenement, for the purposes herein specified.

IN WITNESS WHEREOF, Grantor has executed this Easement Deed this 15 day of October, 1986.

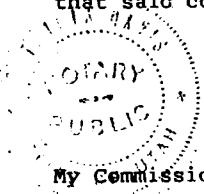
GRANTOR:

NORTH PINE PROPERTY OWNERS ASSOCIATION, a Utah nonprofit corporation

By Jon M. Lear  
Jon M. Lear, President

STATE OF UTAH )  
COUNTY OF South Lake : ss.

On the 15 day of October, 1986, personally appeared before me Jon M. Lear, who being by me duly sworn, did say that he is the President of NORTH PINE PROPERTY OWNERS ASSOCIATION, a corporation, and that the foregoing instrument was signed on behalf of said corporation by authority of its Bylaws or a resolution of its Board of Directors, and further acknowledged to me that said corporation executed the same.



My Commission Expires:

9-05-90

Patricia Davis  
NOTARY PUBLIC  
Residing at: South Lake County, Utah

4133L  
071586

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Exhibit A

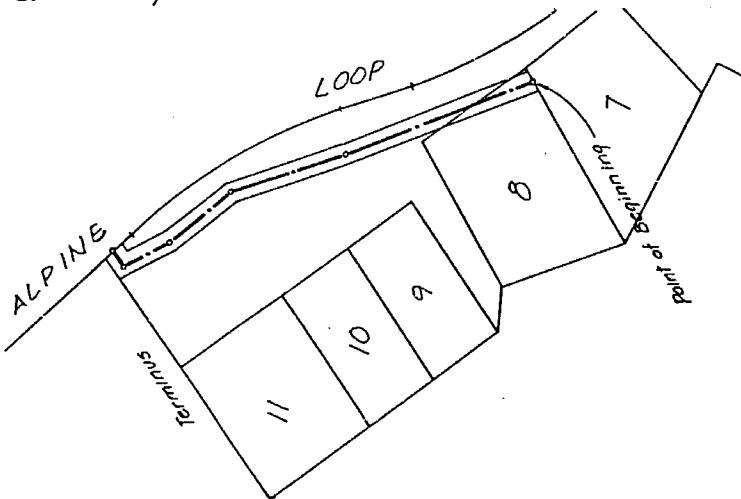
Legal Description of the  
Servient Tenement

ACCESS EASEMENT DESCRIPTION

A strip of land 20.00 feet in width, being 10.00 feet on each side of the following described center line:

Beginning at a point on the north line of Lot 7, Sundance Recreational Resort, Plat "B", said point being North  $61^{\circ}24'41''$  East 180.37 feet from the northwest corner of said Lot 7; thence North  $18^{\circ}43'45''$  West 205.31 feet; thence North  $16^{\circ}15'52''$  West 121.05 feet; thence North  $36^{\circ}29'53''$  West 78.69 feet; thence North  $26^{\circ}08'59''$  West 48.25 feet; thence North  $56^{\circ}30'30''$  East 12.69 feet to the westerly line of Alpine Loop Road, said point being the terminus of this easement.

Containing 0.214 acres.



THURGOOD AND ASSOCIATES, INC.

CONSULTING ENGINEERS

PROVO, UTAH 84601

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