

Plat Account:
What title Abstract
629 East 400th
S. C. 11th 84102

GRANT OF EASEMENT AND RIGHT OF WAY

3870144

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WHEREAS RONALD W. JOHNSON and KATHLEEN K. JOHNSON, hereinafter referred to as GRANTORS, own the following described parcel of real property, hereinafter known as the servient estate:

COMMENCING 1320 feet East and 806.85 feet South from the Northwest corner of Section 31, Township 3 South, Range 1 East, Salt Lake Base and Meridian; thence South 8.58 feet to a point, said point being coincident with a corner of a fence line; thence South 0° 05' 37" West 624.03 feet, thence South 89° 48' 40" East 1320 feet, more or less, to a point in the center of 300 East Street; thence Northerly along the center of 300 East Street 425.35 feet; thence North 89° 52' 10" West 474.31 feet to the TRUE POINT OF BEGINNING: thence South 0° 15' 54" West 220.0 feet; thence North 89° 52' 10" West 550.44 feet; thence North 0° 15' 54" East 220.0 feet; thence South 89° 52' 10" East 550.44 feet to the TRUE POINT OF BEGINNING,

AND WHEREAS MITCHELL DELOY BURTON and CHERYL BURTON, hereinafter referred to as GRANTEES, own the following described parcel of real property, hereinafter known as the dominant estate:

BEGINNING at a point which is 1320.677 feet East and 815.43 feet South of the Northwest corner of Section 31, Township 3 South, Range 1 East, Salt Lake Base and Meridian, said point being coincident with the corner of a fence line; thence running South 89° 52' 10" East 384.015 feet to the TRUE POINT OF BEGINNING: thence South 89° 52' 10" East 435.6 feet; thence South 0° 05' 37" West 200.0 feet; thence North 89° 52' 10" West 435.6 feet; thence North 0° 05' 37" West 200.0 feet to the TRUE POINT OF BEGINNING,

AND WHEREAS Grantees desire to obtain and receive, and Grantors desire to grant to Grantees a conditional right of way and easement over and across the following described property:

COMMENCING at a point 1320 feet East and 806.85 feet South from the Northwest corner of Section 31, Township 3 South, Range 1 East, Salt Lake Base and Meridian, thence South 8.58 feet to a point being coincident with a corner of a fence line; thence South 0° 05' 37" West 624.03 feet; thence South 89° 48' 40" East 1320 feet, more or less, to a point in the center of 300 East Street; thence Northerly along the center of 300 East Street 425.35 feet; thence North 89° 52' 10" West 474.31 feet to the TRUE POINT OF BEGINNING: and running thence South 0° 15' 54" West 28.0 feet; thence North 89° 52' 10" West 50.0 feet; thence North 0° 15' 54" East 28.0 feet; thence South 89° 52' 10" East 50.0 feet to the TRUE POINT OF BEGINNING,

NOW THEREFORE, for the sum of TEN AND NO/100 DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, Grantors hereby grant and convey to Grantees a conditional right of way and easement over and across the foregoing right of way and easement description which easement and right

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of way shall extend over and across Grantors' foregoing described servient estate and shall be appurtenant to Grantees' foregoing described dominant estate for the limited purpose of allowing Grantees and temporary visitors of grantees ingress and egress to said dominant estate. It is understood and agreed that the use of said easement and right of way is limited to access to Grantees' foregoing described dominant estate only and shall not be used to cross said dominant estate to provide any type of access to land other than said described dominant estate. It is further understood and agreed that the use of said easement and right of way is limited to Grantees specifically named herein and their successors in interest only so long as Grantees' foregoing described dominant estate is not subdivided into any additional parcels, either by creation of document or by actual use. If the said Grantees' foregoing described dominant parcel should ever be so divided or used in a manner inconsistent with a single family dwelling residence, this conditional grant of limited easement and right of way shall automatically be extinguished and terminated. The foregoing limitations shall apply for a period of ninety-nine (99) years from the date hereof, at which time said limitations on use of said described right of way shall expire, unless sooner terminated in writing by mutual agreement of the parties hereto, their heirs, successors or assigns.

DATED THIS 3RD day of November, 1983.

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KATIE L. DIXON
RECORDER
SALT LAKE COUNTY,
UTAH

Nov 16 4 12 PM '83

John W. Johnson

GRANTORS:

Ronald W. Johnson
RONALD W. JOHNSON

Kathleen K. Johnson
KATHLEEN K. JOHNSON

STATE OF UTAH)
COUNTY OF SALT LAKE) ss.

On the 3rd day of November, 1983, personally appeared before me, Ronald W. Johnson and Kathleen K. Johnson, his wife, the signers of the foregoing document, who duly acknowledged to me that they executed the same.



Pamela B. Rugg
Notary Public

My commission expires: 4-14-85

Residing in: *Draper, Utah*

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