

4022657

GRANT OF EASEMENT

*Handwritten signature: Jacqueline Pope*  
Jacqueline Pope

RECORDED TITLE CO.  
DEC 3 1984

Dec 3 4 24 PM '84

CLIVE B. DIXON  
REGISTER  
SALT LAKE COUNTY,  
UTAH

5-M INVESTORS, a Utah General Partnership, Grantor, does hereby convey and warrant to ZIONS FIRST NATIONAL BANK, a national association, Grantee, for good and valuable consideration the receipt of which is hereby acknowledged, a perpetual non-exclusive right of way and easement for vehicular and pedestrian ingress, egress, driveway and parking purposes which shall be for the benefit of and appurtenant to that real property designated as Parcel A which property is located in Salt Lake County, State of Utah and is more particularly described in Exhibit A attached hereto and by this reference incorporated herein. Said easement shall be over and across portions of that real property designated as Parcel B which property is located in Salt Lake County, State of Utah and is more particularly described in Exhibit A attached hereto and by this reference incorporated herein.

Said easement, over and across and within that servient estate designated in Exhibit A as Parcel B, includes that portion of the property which is designed for parking and/or ingress or egress from the property and is more particularly described as follows:

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Beginning at a point 244.57 feet West from the Southwest Corner of Lot 1, Elgin Orchard Subdivision, located in Sections 28 and 29, Township 1 South, Range 1 East, Salt Lake Base and Meridian and running;

thence North 96.31 feet;  
thence West 5.35 feet;  
thence North 143.00 feet;  
thence West 24.00 feet;  
thence South 95.31 feet;  
thence East 4.35 feet;  
thence South 144.00 feet;  
thence East 25.00 feet to the point of beginning.

Grantee shall have and hold the right of way grant and easement perpetually, with the right to maintain, operate, repair, inspect and protect the same.

Use of said easement shall be restricted to the hours of 6 p.m. to 6 a.m., and shall automatically terminate upon a portion of the existing building located on that parcel designated in Exhibit A as Parcel A ceasing to be used as a bar.

This right of way grant and easement shall be appurtenant and shall run with the land.

This right of way grant and easement shall be binding upon and inure to the benefit of the successors and assigns of the

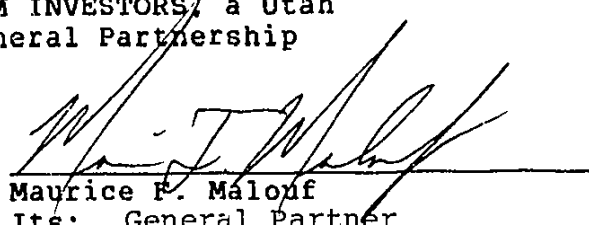
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Grantor and the successors, and assigns and invitees of the Grantee, and may be assigned in whole or in part by Grantee.

IN WITNESS WHEREOF, the undersigned party has set his name this 1st day of December, 1984.

5-M INVESTORS, a Utah  
General Partnership

By

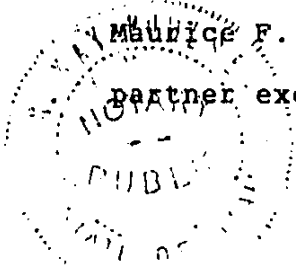
  
Maurice P. Malouf  
Its: General Partner

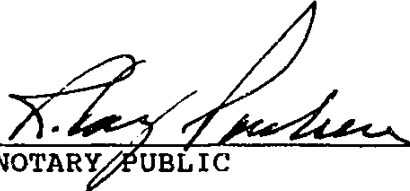
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STATE OF UTAH )  
 ) ss.  
COUNTY OF SALT LAKE )

On the 1st day of December, 1984, personally appeared before me Maurice F. Malouf, who being by me duly sworn did say that he is a general partner of said 5-M INVESTORS, a Utah general partnership, and that said instrument was signed in behalf of said partnership by authority and said Maurice F. Malouf acknowledged to me that he as such general partner executed the same in the name of the partnership.



  
\_\_\_\_\_  
NOTARY PUBLIC  
Residing At:  
Bountiful, Utah

My Commission Expires:  
12/19/87

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EXHIBIT A

The real property which is the subject of this grant of easement is located in Salt Lake County, State of Utah and is more particularly described as follows:

PARCEL A:

Beginning at a point North 15°37' West 100.00 feet from the Southeast Corner of Lot 1, ELGIN ORCHARD SUBDIVISION, located in Sections 28 and 29, Township 1 South, Range 1 East, Salt Lake Base and Meridian; and running thence West 223.00 feet; thence North 163.69 feet; thence East 177.245 feet; thence South 15°36'55" East 169.97 feet to the point of beginning.

PARCEL B:

Beginning at a point 224.57 feet West from the Southeast Corner of Lot 1, ELGIN ORCHARD SUBDIVISION, located in Sections 28 and 29, Township 1 South, Range 1 East, Salt Lake Base and Meridian; and running thence North 96.31 feet; thence West 25.35 feet; thence North 163.69 feet to a point on the North line of Lot 4, of said ELGIN ORCHARD SUBDIVISION; thence West 115.00 feet to the Northwest corner of Lot 6, of said ELGIN ORCHARD SUBDIVISION; thence South 260.00 feet to the Southwest Corner of said Lot 6, thence East 140.35 feet to the point of beginning.

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