

15-36-11

4059219

RIGHT OF WAY AND EASEMENT GRANT
(CONDOMINIUM-MOBILE HOME)
(CORPORATE)

PONDEROSA EQUITIES CORPORATION
a Corporation of the State of Utah, Grantor, does hereby convey and warrant to MOUNTAIN FUEL SUPPLY COMPANY, a Corporation of the State of Utah, Grantee, its successors and assigns, for the sum of ONE AND NO/100----- DOLLARS (\$1.00) and other good and valuable considerations, receipt of which is hereby acknowledged, a right of way and easement 16.0 feet in width to lay, maintain, operate, repair, inspect, protect, remove and replace pipelines, valves, valve boxes and other gas transmission and distribution facilities (hereinafter collectively called "facilities") through and across the following described land and premises situated in Salt Lake County, State of Utah, to-wit: Those certain strips of land in the project or development described below and lying along the center lines as shown on the attached Plat, designated Exhibit A, and which is dated 11th day of January, A.D. 1985, and as said Plat and Exhibit may be amended or revised from time to time, said Plat and Exhibit by this reference being made a part hereof, representing that certain condominium or mobile home project or development known as

MOUNTAIN SHADOW APARTMENTS
(Name of Condominium or Mobile Home)
in the vicinity of 3851 South 700 West Salt Lake
(Street Intersection) (City)

Beginning at a point at the Southwest Corner of Lot 2, Block 13, Ten Acre Plat "A", Big Field Survey in Section 35, Township 1 South, Range 1 West, Salt Lake Base and Meridian, thence N.0°02'50" W. 922.35 feet; thence S.89°56'40"E. 187.92 feet; thence S.0°15'47"E. 5.10 feet; thence S.89°56'40"E. 180.91 feet; thence S.0°14'47"E. 917.40 feet; thence N.89°54'15"W. 372.04 feet to the point of beginning.

Lot 2 * 3
Block 13 1000A
Lot 2 Block 3
Sec 35 15W

TO HAVE AND TO HOLD the same unto the said Mountain Fuel Supply Company, its successors and assigns, so long as such facilities shall be maintained, with the right of ingress and egress to and from said right of way to maintain, operate, repair, inspect, protect, remove and replace the same. During temporary periods Grantee may use such portion of the property along and adjacent to said right of way as may be reasonably necessary in connection with construction, maintenance, repair, removal or replacement of the facilities. The said Grantor shall have the right to use the said premises except for the purposes for which this right of way and easement is granted to the said Grantee, provided such use does not interfere with the facilities or any other rights granted to the Grantee hereunder.

The Grantor shall not build or construct nor permit to be built or constructed any building or other improvement over or across said right of way, nor change the contour thereof without written consent of Grantee. This right of way grant shall be binding upon and inure to the benefit of the successors and assigns of Grantor and the successors and assigns of the Grantee, and may be assigned in whole or in part by Grantee.

It is hereby understood that any parties securing this grant on behalf of the Grantee are without authority to make any representations, covenants or agreements not herein expressed.

IN WITNESS WHEREOF the Grantor has caused its corporate name and seal to be hereunto affixed this 8th day of February, 1985.

ATTEST:

PONDEROSA EQUITIES CORPORATION

(SEAL)

Secretary

President

STATE OF ^{NEVADA} ~~UTAH~~
County of Clark } ss.

On the 8th day of February, 1985, personally appeared before me Lewis Hildebrath and _____ and _____ who being duly sworn, did say that they are the _____ President _____ and _____

respectively, of Ponderosa Equities Corporation and that the foregoing instrument was signed on behalf of said corporation by authority of a resolution of its Board of Directors, (or) its By-Laws, and said Lewis Hildebrath and _____ acknowledged to me that said corporation duly executed the same.

My Commission expires

11/30/88



GLORIA J. McAFEE

Notary Public-State Of Nevada

COUNTY OF CLARK

My Appointment Expires Nov 30 1985

Notary Public

Gloria J. McAfee
Las Vegas

RETURN TO:
MOUNTAIN FUEL SUPPLY COMPANY
P.O. BOX 11339
SALT LAKE CITY, UT 84129
ATTENTION: COMM. DIVISION

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EXHIBIT⁹⁹ A⁹⁹

ALL RIGHTS OF WAY TO BE 16' IN WIDTH, WITH CENTER OF RIGHT OF WAY, TO BE THE SAME AS PROPOSED GAS.

CAUTION:

DO NOT INSTALL GAS MAIN CLOSER THAN 8FT. TO ANY STRUCTURE.

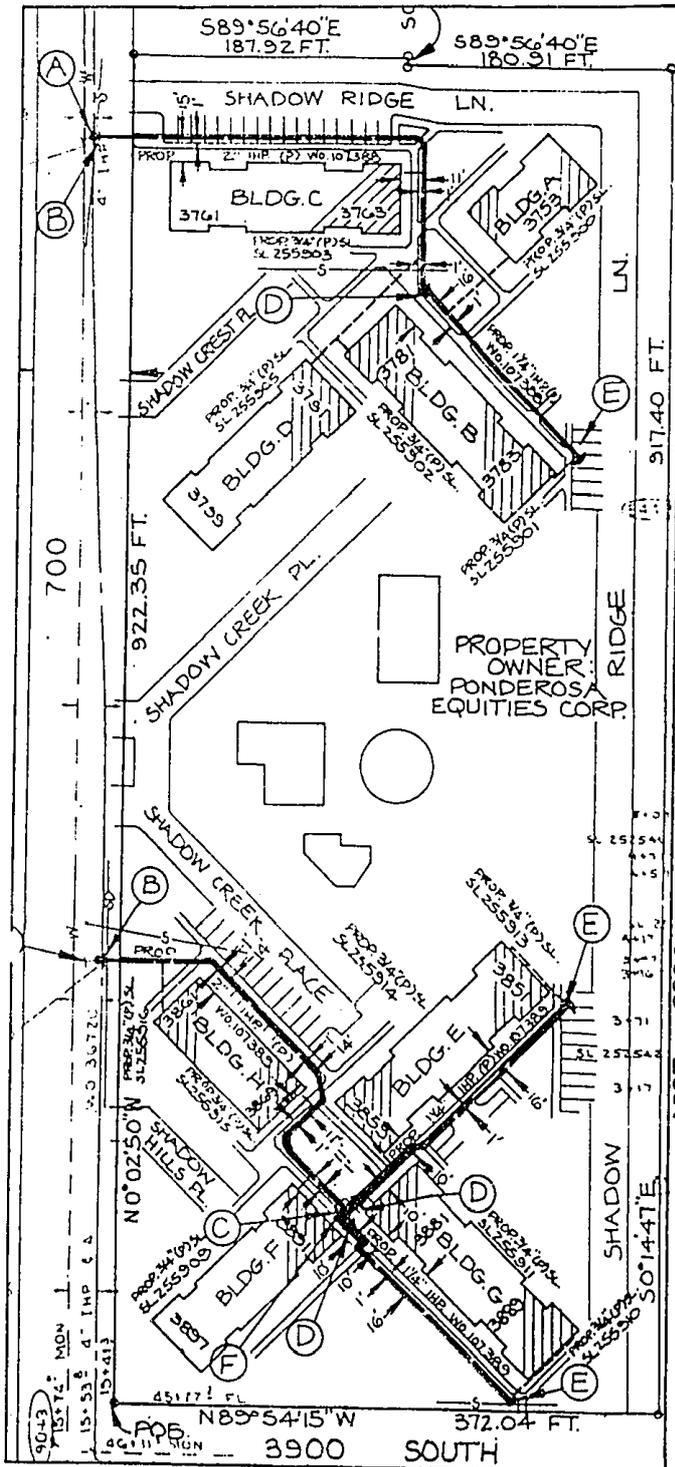
MOUNTAIN SHADOW APARTMENTS
3851 SOUTH 700 WEST
SALT LAKE CO./SALT LAKE AREA
EXHIBIT "A"

RETURN TO:
MOUNTAIN FUEL SUPPLY COMPANY
P.O. BOX 11063
SALT LAKE CITY, UT. 84109
ATTENTION: LINDA JOHNSON

KARIL L. DIXON
RECORDER
SALT LAKE COUNTY,
UTAH

MAR 8 2 20 PM '85

MOUNTAIN Fuel
DEP
Penny Koroligos
Penny Koroligos



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