

4124902

RIGHT OF WAY AND EASEMENT GRANT

WOODLANDS ASSOCIATES, a Joint Venture with JOHN HAMPSHIRE, a party interested as set forth below, 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 pipe lines, 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:

Land of the Grantor located in the Southwest Quarter of Section 32, Township 1 South, Range 1 East, Salt Lake Base and Meridian;

the center line of said right of way and easement shall extend through and across the above described land and premises as follows, to-wit:

Beginning at a point 272.45 feet South and 199.77 feet East from the Northwest Corner of Lot 8, Block 5, Ten Acre Plat "A", Big Field Survey, in said Section 32; said point on the East property line of the Woodlands Business Park Common Area; and running thence South 68°37'08" East 130.00 feet. ALSO beginning at a point 49.52 feet South and 331.50 feet East from the Northwest Corner of Lot 8, Block 5, Ten Acre Plat "A", Big Field Survey, in said Section 32, said point on the East property line of the Woodlands Business Park Common Area; and running thence South 50°13'26" East 130.00 feet.

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. *Provided, Grantor may landscape, pave or install curb and gutter over the right of way.

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 partnership name to be hereunto affixed this 25th day of June, 1985.

THE WOODLANDS ASSOCIATES, a Utah joint venture
By MHP-Woodlands, Ltd., a Utah limited partnership

By MHC Properties Inc.

By: John R. Hampshire
John R. Hampshire
Vice President

STATE OF UTAH)

COUNTY OF Salt Lake)

ss.

On the 25th day of June, 1985 personally appeared before me John R. Hampshire, who being duly sworn, did say that (he is/they are) Vice President of MHC Properties Inc. and that the foregoing instrument was signed on behalf of said partnership by authority of the articles of partnership, and said John R. Hampshire acknowledged to me that said partnership duly executed the same.

My Commission Expires: 3-25-89

Kathleen Mothes
Notary Public
Residing at SNC Ut.

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RETURN TO:
MOUNTAIN FUEL SUPPLY COMPANY
P.O. BOX 11368
SALT LAKE CITY, UT. 84139
ATTENTION: LINDA JOHNSON

KATHLEEN BROWN
RECEIVED
SALT LAKE COUNTY,
UTAH

AUG 16 11 01 AM '85

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SUPPLY
DEP
Patricia R. Brown
PATRICIA R. BROWN