

Recorded at Request of _____
at _____ M. Fee Paid \$ _____
by _____ Dep.
Book _____ Page _____ Ref.: _____
Mail tax notice to Verl Graff Prestwich
Address 294 S. 450 W., Cedar City, Utah 84720

QUIT-CLAIM DEED

Leatha Graff Prestwich, Trustee, Settlor and Beneficiary of the Leatha Graff Prestwich Family Living Trust executed on the 28th day of December, 1982, grantor of Cedar City, County of Iron, State of Utah, hereby QUIT-CLAIMS to Ramon Prestwich and Verl Prestwich as Trustee of the Leatha Graff Prestwich Second Living Trust executed the 1 day of Dec, 1998, grantee of County of Iron, State of Utah, for the sum of ten dollars and other good and valuable consideration which is sufficient, the following described tracts of land in Iron County, State of Utah:

See Attached Exhibit "Access Easement-Second Living Trust"

FIRST AMERICAN TITLE COMPANY
ACCOMMODATION RECORDING ONLY
NOT EXAMINED

WITNESS the hand of said grantor this 1 day of Dec, A. D. 1998.

Signed in the Presence of _____

Leatha Graff Prestwich Family Living Trust

} Leatha Graff Prestwich
}
} Leatha Graff Prestwich Trustee
} By: Leatha Graff Prestwich, Trustee,
} Settlor and Beneficiary

STATE OF UTAH,

} ss.

County of Iron

00436539 Bk00758 Pg00512-00514

PATSY CUTLER - IRON COUNTY RECORDER
2001 JUL 17 12:29 PM FEE \$14.00 BY PT.
REQUEST: FIRST AMERICAN TITLE/CEDAR CIT

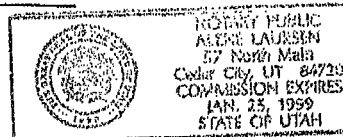
On the 1 day of Dec, A.D. 1998, personally appeared before me,
Leatha Graff Prestwich, the signer of the within instrument, who duly acknowledged to
me that she executed the same.

Aene Laursen

Notary Public

My commission expires Jan 25 1999

Residing in Cedar City ut



SEE ATTACHED ACKNOWLEDGEMENT

Access Easement-Second Living Trust

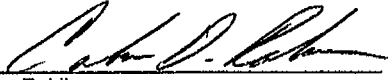
Grantor hereby grants to Grantee, successors and assigns, a non-exclusive easement for ingress and egress over and across that certain real property (the "Property") located in Valley View Subdivision, Cedar City, Iron County, Utah, more particularly described as follows: Beginning at the most easterly corner of Lot 2, Block 4, of said subdivision; thence north 44 degrees 23 minutes west 195.81 feet (194.50 of record); thence north 45 degrees 37 minutes east 30.00 feet along the south easterly right of way line of South Main Street (SR-130); thence south 44 degrees 23 minutes east 232.71 feet (231.40 of record) along the centerline of Pine Street; thence along the centerline of Pine Street and the arc of a curve to the right having a radius of 382.50 feet, a distance of 143.01 feet; thence south 0 degrees 07 minutes east 148.49 feet to a point of intersection on the west line of Pine Street; thence along the arc of a non-tangent curve to the left having a radius of 352.50 feet, a distance of 272.34 feet (the chord of which bears north 22 degrees 15 minutes west 265.61 feet, said curve has a delta angle of 44 degrees 16 minutes); thence north 44 degrees 23 minutes west 36.90 feet along the south westerly line of Pine Street to the point of beginning. Said easement is and shall be for the benefit of real property which is located immediately to the north and east of the Property and which is more particularly described as being in Block 5, Valley View Subdivision. Said easement shall be used only for vehicular and pedestrian traffic. Utah State Retirement Office, an independent state agency in its own right and also on behalf of and sometimes known as the Utah State Retirement Fund covenants for the benefit of Grantee, successors and assigns, that Grantor at its expense shall make or cause to be made all initial improvements to the Property reasonably required to enable it to be used as a driveway or roadway for the type of traffic herein contemplated. Such improvements shall be done in a manner that substantially conforms to a site plan signed by, and agreed to between Grantor and Grantee and which allows for, (a) access to the real property located to the north and east of the improvements at any point along the Property, and (b) the future rededication and reopening of the Property as a public street without significant changes to the Property (such as a significant regrading of the roadway). The owner of fee title to the Property (i.e., Grantor or its successors in title) shall maintain such improvements or cause such improvements to be maintained in good condition and repair. Said easement is for property located in the north west quarter of the north west quarter of Section 23, Township 36 South, Range 11 West, Salt Lake Base and Meridian.

Leatha Kruff Prestovich Trustee

STATE OF UTAH

COUNTY OF IRON

On the 16th day of July, 2001, personally appeared before me Leatha Graff Prestwich, Trustee under the Leatha Graff Prestwich Family Living Trust dated the 28 day of December, 1982, the signer of the within instrument, who duly acknowledged to me that she executed the same pursuant to and in accordance with the powers vested in them by the terms of said Trust Agreement.



Notary Public



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