

EASEMENT DEED

THE JEREMY GOLF AND COUNTRY CLUB, INC., a Utah corporation ("Grantor"), hereby quitclaims to SUMMIT WATER DISTRIBUTION COMPANY, a Utah non-profit mutual water company ("Grantee"), P.O. Box 680963, Park City, Utah 84068, its successors and assigns, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, a perpetual non-exclusive easement in, under, through, along and across that certain real property situated in the County of Summit, State of Utah, more particularly described on Exhibit A attached hereto and by this reference made a part hereof (the "Servient Tenement"), to use, keep, maintain, repair and replace, as required, a culinary water line and all appurtenances thereto;

RESERVING UNTO GRANTOR, its successors and assigns in interest in the Servient Tenement, the right to use the Servient Tenement for any and all purposes.

GRANTEE, its agents, employees, successors and assigns, shall have the right of ingress to and egress from said easement and every part thereof, at all reasonable times, for the purpose of exercising the rights herein conveyed; provided, however, that in no event may Grantee significantly interfere with golf play on the golf course surrounding the Servient Tenement, and provided further that such rights shall be reasonably exercised and Grantee shall repair any damage to improvements and restore the real property entered upon to its condition existing prior to the time Grantee exercised such rights.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 14th day of February, 1997.

THE JEREMY GOLF AND COUNTRY
CLUB, INC., a Utah corporation

By: William L. Meyer
Its President

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ALAN SPRIGGS, SUMMIT COUNTY RECORDER
1997 FEB 20 09:30 AM FEE \$14.00 BY DMG
REQUEST: FRUIT GUSHEE & BACHTELL

STATE OF UTAH)

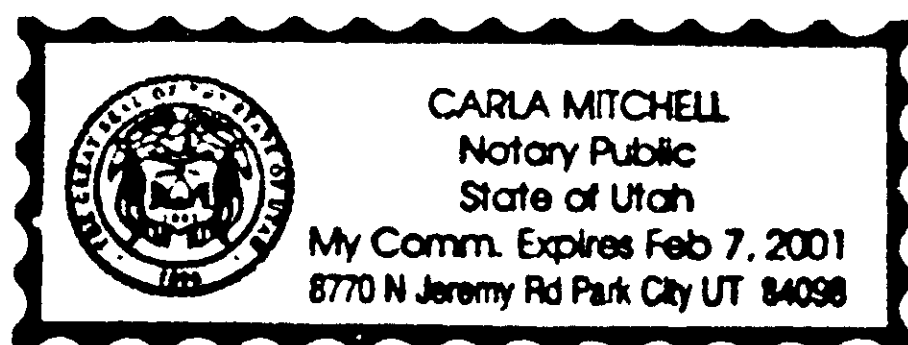
COUNTY OF Summit :ss.

The foregoing instrument was duly acknowledged before me this 14th day of February, 1997, by William L. Wagner as President of The Jeremy Golf and Country Club, Inc., a Utah corporation.

Carla Mitchell

Notary Public
Residing at:

My Commission Expires:



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EXHIBIT "A"

A 20.00 foot wide easement for an underground waterline and maintenance thereof being described as follows:

Beginning at a point on the westerly boundary of "Parcel 4" of "The Jeremy Ranch Golf Course" as recorded in Entry No. S361 in the office of the Summit County Recorder, Coalville, Utah; said point being South $89^{\circ}47'18''$ West along the section line 3930.62 feet and North 3611.48 feet from the Southeast Corner of Section 2, Township 1 South, Range 3 East, Salt Lake Base and Meridian, Summit County, Utah; and running thence North $60^{\circ}30'00''$ East 347.48 feet; thence North $38^{\circ}00'00''$ East 115.72 feet; thence North $25^{\circ}12'00''$ East 63.41 feet to a point on the easterly boundary of said "Parcel 4"; thence South $45^{\circ}24'00''$ East along said boundary 21.20 feet; thence South $25^{\circ}12'00''$ West 58.61 feet; thence South $38^{\circ}00'00''$ West 121.94 feet; thence South $60^{\circ}30'00''$ West 351.45 feet to a point on the westerly boundary of said "Parcel 4"; thence North $29^{\circ}30'00''$ West along said boundary 20.00 feet to the Point of Beginning

(Contains 10,586.14 square feet or 0.24 acres)

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