

WHEN RECORDED MAIL TO:  
Questar Regulated Services Company  
P.O. Box 45360, Right-of-way  
Salt Lake City, UT 84145-0360  
.ip; RW01

00489120 Br00941 Pg01410-01411

PATSY CUTLER - IRON COUNTY RECORDER  
2004 AUG 30 14:20 PM FEE \$12.00 BY PTC  
REQUEST: CEDAR LAND TITLE INC

*Space above for County Recorder's use*  
PARCEL I.D.# B-1152-0005-0000

**RIGHT-OF-WAY AND EASEMENT GRANT**  
UT

CEDAR PARTNERS I, LLC, Grantor(s), of Salt Lake County, State of Utah, do(es) hereby convey and warrant to QUESTAR GAS COMPANY, a corporation of the State of Utah, Grantee, its successors and assigns, for the sum of ONE DOLLAR (\$1.00) in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, a right-of-way and easement 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 the County of Iron, State of Utah, to-wit:

A 20.00 FOOT WIDE PUBLIC UTILITIES EASEMENT, THE EASTERLY LINE OF SAID EASEMENT BEING DESCRIBED AS FOLLOWS:  
BEGINNING N89E15N30OE, 564.00 FEET ALONG THE 1/16 SECTION LINE AND N0E07N00OW, 614.99 FEET FROM THE SW CORNER OF THE NW1/4 NW1/4 SECTION 23, T36S, R11W, SLM; THENCE N0E07N00OW, 108.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 382.50 FEET, A DISTANCE OF 143.01 FEET, LONG CHORD FOR SAID CURVE BEARS N33E40N22OW, 142.18 FEET; THENCE N44E23N00OW, 232.72 FEET TO THE SOUTHEASTERLY LINE OF SOUTH MAIN STREET AND THE POINT OF ENDING .

Land of the Grantor located in the Quarter of Section , Township , Range , Salt Lake Base and Meridian;

TO HAVE AND TO HOLD the same unto said Questar Gas 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. Grantor(s) shall have the right to use said premises except for the purposes for which this right-of-way and easement is granted to Grantee, provided such use does not interfere with the facilities or any other rights granted to Grantee hereunder.

Grantor(s) 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 shall be binding upon and inure to the benefit of the successors and assigns of Grantor(s) and the successors and assigns of 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 Grantee are without authority to make any representations, covenants or agreements not herein expressed.

WITNESS the execution hereof this 26<sup>th</sup> day of August, 2004.

**GRANTOR:**

CEDAR PARTNERS I, L.L.C., a Utah limited liability company

By: Cedar Management, Inc., a Utah corporation, Its: Managing Member

By: [Signature]  
Its: [Signature]

STATE OF UTAH )  
 ) ss.  
COUNTY OF )

On the 24 day of August, 2004, personally appeared before me Michael L. Nielsen, the signer(s) of the foregoing instrument, who duly acknowledged to me that he/she/they executed the same.

Connie Christopher  
Notary Public  
Residing at: SLC, Utah

My Commission expires: 9/14/04

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