WHEN RECORDED, RETURN TO: Hollberg Associates, LTD PO Box 171003 SLC, UT 84117

RIGHT-OF-WAY DEED

This Right-of-Way Deed is made this 4th day of December, 1997, by LOIS R. HOLLBERG, of Salt Lake City, UT, ("Grantor") in favor of HOLLBERG ASSOCIATES, LTD., a Utah limited partnership, and LOIS R. HOLLBERG, of Salt Lake City, UT, ("Grantee").

RECITALS

A. Grantee owns certain real property located in Summit County, Utah, and more particularly described as follows:

TOWNSHIP 1 NORTH, RANGE 5 EAST, SLB&M

SECTION 15: S1/2 S1/2, containing 160 acres, more or less.

SECTION 21: NE1/4 NE1/4, also SW1/4 NE1/4, also NW1/4 SE1/4, also E1/2 SE1/4, containing 200 acres, more or less.

SECTION 22: All of section 22 except for the E1/2 of the E1/2 and SW1/4 NE1/4, containing 440 acres, more or less.

Totaling 800 acres, more or less.

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ALAN SPRIGGS, SUMMIT COUNTY RECORDER
1997 DEC 11 15:23 PM FEE \$17.00 BY DMG
REQUEST: HOLBERG ASSOCIATES LTD

(the "Dominant Parcel").

B. Grantors are the owners of a parcel adjacent to the Dominant Parcel consisting of approximately 40 acres and more particularly described as follows:

The Northeast Quarter of the Northwest Quarter of Section 21, T1NR5E, SLB&M

(the "Servient Parcel").

C. Grantor agrees to convey to Grantee, a right-of-way over and across the Servient Parcel.

NOW THEREFORE, for Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which are hereby acknowledged, Grantor hereby takes the following actions:

1. <u>Grant of Right-of-Way.</u> Grantor hereby grants to Grantee a sixty foot wide right-of-way (the "Right-of-Way") over and across the Servient Parcel at the specific location currently constructed for ingress, egress, streets, sewers, water system, storm drains and drainage, and utility purposes. No gate or other obstruction to ingress and egress shall be placed on the road running over the Right-of-Way.

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The Right-of-way is granted for the purpose of allowing the Grantee and their successors and assigns vehicular and pedestrian access to, from, between and beyond the Dominant Parcel and real property owned by Grantee that is located North of the Servient Parcel, together with the right to construct, maintain and improve a roadway and improvements related thereto on and over the Right-of-Way, as well as the right to install utility services, improvements and related items under the surface of the Right-of-Way, all for the benefit of the Dominant Parcel and adjacent real property owned by Grantee.

2. <u>Benefits to Run with the Land</u>. This deed and the Right-of-Way are intended to benefit the Dominant parcel and, as such, all rights and benefits to be derived hereunder shall run with the land and continue for the benefit of the Dominant Parcel and the current and subsequent owners and users thereof.

IN WITNESS WHEREOF, Grantor has executed this Deed as of the date first-above written.

LOIS R. HOLLBERG

Dris L'Hallen

State of Utah

SS.

County of Salt Lake

On the <u>Marketing of DECEMPER</u>, A.D. 1997, personally appeared before me LOIS R. HOLLBERG, the signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

Notary Public

William My Commission Expires: 12/23/98

Residing at: 51.0. UT.

NOTARY PUBLIC
CRISTY C. SUTHERLAND
First Security Bank
381 East 300 South
Salt Lake City, Utah 84111
My Commission Expires 12/23/98
STATE OF UTAH

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