

When Recorded, please return to:  
Rocky Mountain Power  
Lisa Louder/Lisa Baker  
1407 West North Temple Ste. 110  
Salt Lake City, UT 84116

Tooele County APN: a portion of 04-071-0-0026

## GRANT OF EASEMENT

25<sup>th</sup> THIS GRANT OF EASEMENT (“GRANT OF EASEMENT”) is entered into this day of October, 2019, by **UINTAH LAND COMPANY, L.C., a Utah limited liability company, BEAVER CREEK INVESTMENTS, L.C., a Utah limited liability company, ARIMO CORPORATION, an Idaho corporation, and SKULL VALLEY COMPANY, LTD., a Utah limited partnership** (collectively the “Grantors”), whose address is 925 West 100 North, Suite F, P.O. Box 540478, North Salt Lake, Utah, 84054, in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants, sells, bargains, conveys and warrants, by all claiming by through or under Grantors but not otherwise, to **ROCKY MOUNTAIN POWER, an unincorporated division of PacifiCorp, an Oregon corporation (“Grantee”)**, whose address is 1407 West North Temple, Suite 110, Salt Lake City, Utah, 84116, a perpetual, non-exclusive easement (the “Easement”), solely for the purpose of the construction, reconstruction, operation, maintenance, repair, replacement, and removal of buried or underground electric powerlines, together with all necessary or desirable (a) underground accessories and appurtenances thereto, including without limitation, wires, fibers, cables and other conductors and conduits therefore and (b) above ground pads, transformers, switches, vaults and cabinets, on, over, under, and across certain real property owned by Grantors, located in Tooele County, State of Utah and as graphically depicted on **Exhibit “A”** attached hereto and legally described on **Exhibit “B”** attached hereto.

Notwithstanding anything in this Grant of Easement to the contrary, nothing herein shall prohibit the Grantors from using the Easement or any other real property owned by Grantors adjacent thereto, for any lawful purpose, including, but not limited to any development thereon, so long as such use is not incompatible or inconsistent with the quiet enjoyment of the rights and easements granted herein.

This Grant of Easement shall be deemed to run with the real properties described on Exhibit “A” and as depicted on Exhibit “B” attached hereto and shall be binding upon and inure to the benefit of the successors and assigns of Grantors.

The provisions of this Grant of Easement shall be governed by and construed in

accordance with the laws of the State of Utah. If any provision of this instrument or the application thereof to any person or circumstance shall be invalid or unenforceable to any extent, the remainder of this instrument and the application of such provision to other persons or circumstances shall not be affected thereby and shall be enforced to the extent permitted by applicable by law.

To the fullest extent permitted by law, the Grantors waive any right it may have to a trial by jury in respect of litigation directly or indirectly arising out of, under or in connection with this Grant of Easement. The Grantors further waive any right to consolidate any action in which a jury trial has been waived with any other action in which a jury trial cannot be or has not been waived.

The persons signing below hereby represent and warrant that they are authorized to execute this Grant of Easement.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK; SIGNATURES FOLLOW ON NEXT PAGE]

WITNESS the hands of the Grantors this 25<sup>th</sup> day of October, 2019.

**UINTAH LAND COMPANY, L.C.,**  
**A Utah limited liability company**

By: Christopher F. Robinson, Mgr  
Christopher F. Robinson, Manager

**BEAVER CREEK INVESTMENTS, L.C.,**  
**A Utah limited liability company**

By: Christopher F. Robinson, Mgr  
Christopher F. Robinson, Manager

**ARIMO CORPORATION,**  
**An Idaho corporation**

By: Christopher F. Robinson, Pres  
Christopher F. Robinson, President

**SKULL VALLEY COMPANY, LTD.,**  
**A Utah limited partnership**

By: its General Partner, FREED SVCGP, L.C.,  
A Utah limited liability company

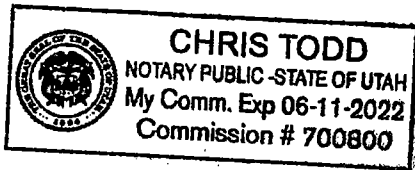
By: Paul L. Freed, MGR  
Paul L. Freed, Manager

By: its General Partner, ROBINSON SVCGP, L.C.,  
A Utah limited liability company

By: Christopher F. Robinson, Mgr  
Christopher F. Robinson, Manager

STATE OF UTAH )  
 )  
 ) SS :  
COUNTY OF DAVIS )

The foregoing instrument was acknowledged before me this 25<sup>TH</sup> day of October, 2019, by Christopher F. Robinson: a Manager of Uintah Land Company, L.C., a Utah limited liability company; a Manager of Beaver Creek Investments, L.C., a Utah limited liability company; the Manager of ROBINSON SVCGP, L.C., a Utah limited liability company, as General Partner of SKULL VALLEY COMPANY, LTD., a Utah limited liability company; and the President of Arimo Corporation, an Idaho corporation.

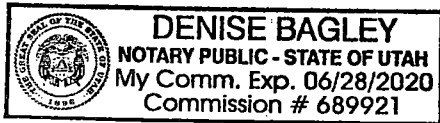


Chris Todd  
NOTARY PUBLIC  
Residing At: DAVIS COUNTY, UT

My Commission Expires:  
6-11-22

STATE OF UTAH )  
 )  
 ) SS :  
COUNTY OF DAVIS )

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of October, 2019, by Paul L. Freed, the Manager of FREED SVCGP, L.C., a Utah limited liability company, as General Partner of SKULL VALLEY COMPANY, LTD., a Utah limited liability company.



Denise Bagley  
NOTARY PUBLIC  
Residing At: Salt Lake City

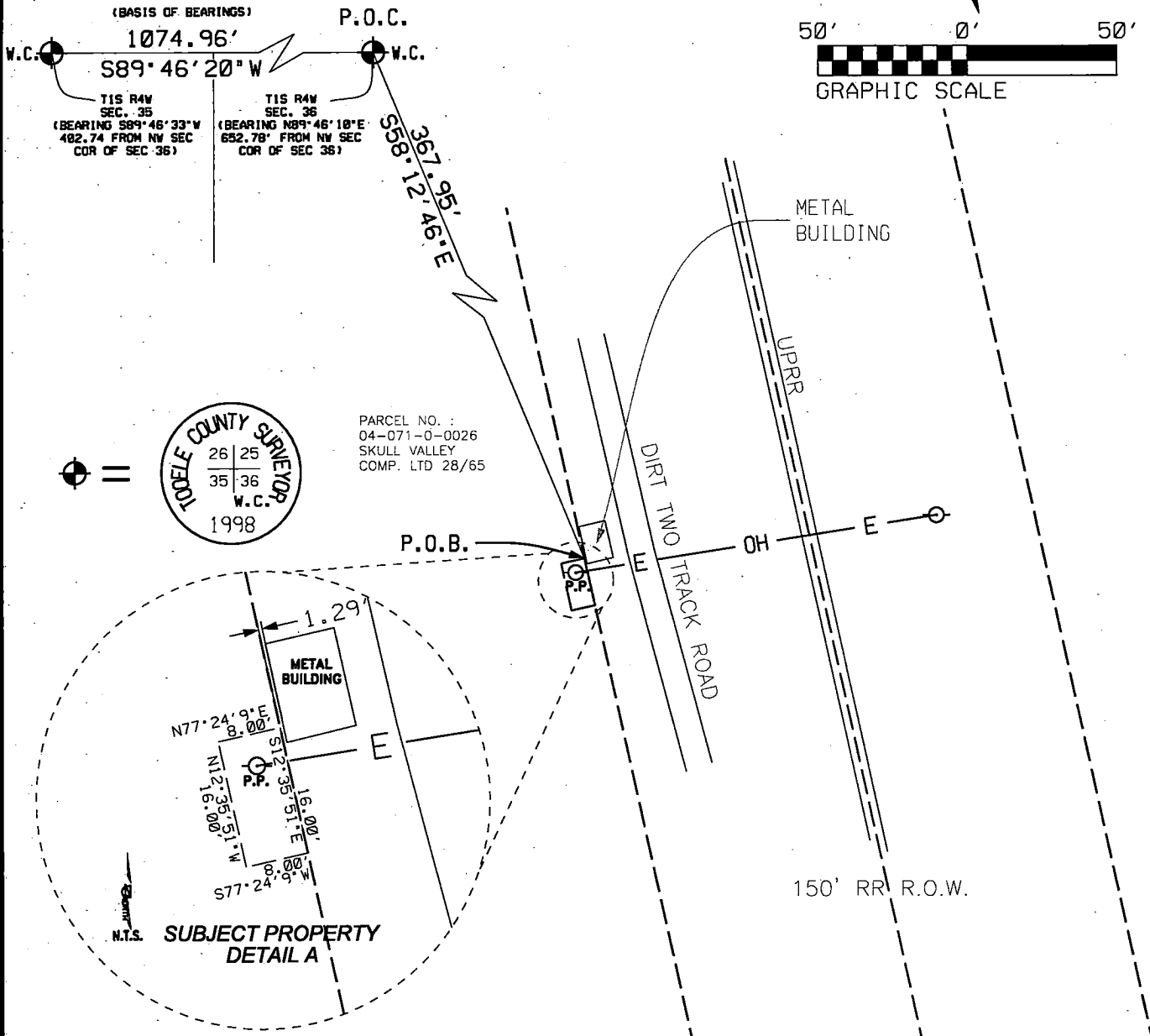
My Commission Expires:  
6-28-2020

Y

**EXHIBIT "A"**  
**TO**  
**GRANT OF EASEMENT**  
**GRAPHIC DEPICTION OF EASEMENT**  
**[SEE ATTACHED]**

**Property Description**

Quarter: NW 1/4 Quarter: NW 1/4 Section: 36 Township: 1(N of S)  
 Range: 4 (E of W)  
 Sal Lake Base and Principal Meridian  
 County: Tooele State: Utah  
 Parcel Number: 04-071-0-0026



CC#:	WO#:
Land Owner Name: Skull Valley Comp. LTD. 28/65	
Drawn by: RJC	
<b>EXHIBIT 'A'</b>	

This drawing should be used only as a representation of the location of the easement being conveyed. The exact location of all structures, lines and appurtenances is subject to change within the boundaries of the described easement area.

**ROCKY MOUNTAIN POWER**  
 A DIVISION OF PACIFICORP

Scale : 1" = 50'

**EXHIBIT "B"**  
**TO**  
**GRANT OF EASEMENT**  
  
**LEGAL DESCRIPTION**  
**OF**  
**EASEMENT**

A PORTION OF TOOELE COUNTY TAX PARCEL PARCEL NO. 04-071-0-0026 DESCRIBED IN REC. NO. 173241 (BOOK 723, PAGE 271) LYING ON THE WESTERLY LINE OF THE EXISTING 150-FOOT-WIDE RAILROAD RIGHT OF WAY, LOCATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, COUNTY OF TOOELE, STATE OF UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT BEING THE EAST WITNESS CORNER OF THE NW CORNER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, BEARING S89°46'20"W A DISTANCE OF 1074.96 FEET TO THE WEST WITNESS CORNER OF SAID SECTION CORNER, BEING THE BASIS OF BEARING; THENCE S58°12'46"E A DISTANCE OF 367.95 FEET, TO THE POINT OF BEGINNING;

THENCE S 12° 35' 51" E ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 16.00 FEET;

THENCE S 77° 24' 09" W, A DISTANCE OF 8.00 FEET;

THENCE N 12° 35' 51" W, A DISTANCE OF 16.00 FEET;

THENCE N 77° 24' 09" E, A DISTANCE OF 8.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 0.003 ACRES (128 SQ. FEET), MORE OR LESS.

TOOELE COUNTY APN: A PORTION OF 04-071-0-0026