

WHEN RECORDED MAIL TO:

Ranch 77, LC
C/O Kenneth G. Hansen
2694 Oakwood Dr.
Bountiful, Utah 84010

Notice of Easement

Ranch 77, LC, a Utah Limited Liability Company, with its principle office at 3112 West 350 North, Layton, Utah 84041, hereby records this Notice of Easement for the maintenance and replacement of a water line detailed in paragraphs 1-3 of a Permanent Injunction Against Trespass filed in the Third Judicial District Court in and for Tooele County as Civil No. 050300563 (attached to this notice as an exhibit). The easement has been previously defined in other documents of record.

Ranch 77, LC is recording this notice for information purposes. The easement extends through the following parcels located in Tooele County, State of Utah.

06-017-C-0016

06-017-C-0029

06-017-C-0028

06-017-C-00RR

06-017-C-0027

06-017-B-0035

06-017-A-0032

06-017-A-0018

06-017-A-0030

98-000-0-0546

98-000-0-0570

Notice dated this 7 day of April, 2020

Ranch 77, LC

Kenneth G. Hansen TTEE
By: Kenneth G. Hansen, Trustee
Member of Ranch 77, LC

STATE OF Utah)
) SS.
County of DAVIS)

The foregoing instrument was acknowledged before me this 7th day of April 2020

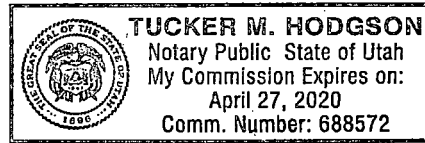
By Kenneth G. Hansen, Trustee
the Member of Ranch 77, LC

[Signature]

NOTARY PUBLIC

Commission Expires: 4/27/2020

Residing at: UTAH



Legal Descriptions of Parcels Affected by Easement

PART OF W 1/2 OF SEC 13, T4S, R5W, SLB&M: BEG AT A PT N 28°23'03" E 4438.14 FT FR THE COMMON COR OF SEC 13, 14, 23, & 24, AND CONSIDERING THE S LI OF SE 1/4 OF SEC 14 TO BEAR S 88°55'37" W, PT ALSO BEING DESC AS BEG AT A PT NE COR OF SEC 13, T4S, R5W, SLB&M, BEARS N 78°35'06" E 4492.40 FT, S 1000 FT, E 663.30 FT TO C/LI OF BAUER RR SPUR TRACK, TH ALG SD SPUR TRACK THE FOLL FOUR COURSES: N 40°41'24" E, 158.07 FT, N 44°43'48" E, 132.38 FT, N 52°48'20" E, 366.00 FT, N 59°51'15" E 157.00 FT TO A SURVEY PT AT THE PT OF INTERSECTION OF C/LI OF SD SPUR TRACK AND C/LI OF A COUNTY RD, WH IS ALSO THE BEG PT FOR FOLL DESC PARCEL, N 89°01'49" E 407.88 FT, S 21°21'18" W, 1633.03 FT, E, 425.00 FT, S 15°19'21" W 606.74 FT TO A PT WHICH LIES ON THE W-LY R/W LI OF UPR CO, S 72°48'23" W 203.73 FT, S 61°35'30" W 204.57 FT; N 23°13'31" W 486.53 FT TO AN EXSTNG FENCE, TH ALG SD FENCE LI N 23°13'31" W 237.06 FT TO A PT WHICH LIES ON THE EXSTNG ASPHALT BAUER RD, ALG THE APPROXIMATE C/LI OF SD ROAD THE NEXT (3) COURSES: N 28°41'41" E 61.04, N 18°00'12" E 1198.12 FT, N 24°35'14" E 438.54 FT, M/L TO POB. OUT OF 6-17-11

Parcel No. 06-017-C-0016

PART OF SE 1/4 OF SEC 11, & PART OF E 1/2 OF SEC 14 & PART OF W 1/2 OF SEC 13, ALL IN T4S, R5W, SLB&M. THE SAME BEING DEEDED & FURTHER DESC IN WD BK 234 PG 427-429. ALSO MILL TAILINGS. LESS 22.68 ACRES TO TOOELE COUNTY 6-17-16 485/319 FOR 98 YR (NEW PARCEL # FOR 2008 YR) 349.32 AC ----- LESS 1.65 AC TO BAUER RD AS PER DEDICATION PLAT ENTRY# 357038. OUT OF 6-17-C-11 FOR 2012 YEAR. 347.67 AC

Parcel No. 06-017-C-0029

BEG S 82°05'11" W 2566.14 FT FR NE COR SEC 13, T4S, R5W, SLB&M, TH W 1624 FT, S 1000 FT, E 663.3 FT TO CENTER LI UPRR SPUR TRACK, NELY ALG CENTERLINE SD TRACK 821.2 FT, TH NELY ALG CENTERLINE SD RD 593.59 FT TO BEG. (NEW PARCEL # FOR 2008 YR) 26.90 AC ----- LESS AND EXCEPTING 1.12 AC IN BAUER RD AS PER DEDICATION PLAT ENTRY# 357038. OUT OF 6-17-C-5 FOR 2012 YEAR. 25/78 AC

Parcel No. 06-017-C-0028

THAT PRT W 1/2 NE 1/4 SEC 13, T4S, R5W, SLM, BEG AT SE COR W 1/2 NE 1/4, TH W 670 FT TH NE'LY ALG E'LY R/W LN 1350 FT TO PT ON E LN W 1/2 NE 1/4, TH S 1200 FT TO BEG 9.30 AC. (STOCTON) ALSO; THAT PART SE 1/4 SE 1/4 SEC 12, T4S, R5W, SLM, BEG AT SE COR, TH W 640 FT, TH NE'LY ALG E'LY R/W LN 1330 FT TO PT ON E LN SEC, TH S 1250 FT TO BEG 9.70 AC (BAUER) ALSO; THAT PRT SE 1/4 SE 1/4 SEC 12, T4S, R5W, SLM DESC IN DEED FOR SPUR TRK R/W RECORDED IN BK 3-C, PG 193 & 3T PG 232, 6.54 OR 50 FT SPUR TRK R/W RECORDED IN DEED BK 3-C, PG 193, 1.30 AC. (BAUER) THIS PPTY HAS BEEN GIVEN TO THE COUNTY TO ASSESS, IT HAS BEEN STATE ASSESSED, NOTHING WAS RECORDED. 26.84 AC

Parcel No. 06-017-C-00RR

BEG AT THE NW COR OF SEC 13, T4S, R5W, SLB&M, RUN TH N 89°59'50" E 3150.17 FT TO A PT ON THE W LI OF TOOELE COUNTY PPTY AS CONVEYED IN BK 404 PG 1 OF OFFICIAL RECORDS; TH ALG SD BDY S 37°33'57" W 1670.84 FT TO THE MOST NELY COR OF ARCHIE POARCH PPTY AS CONVEYED IN BK 401 PG 379 OF OFFICIAL RECORDS; SD PT HAS ALSO BEEN DESCRIBED AS THE CTR LI OF THE BAUER RR SPUR TRACK; TH ALG SD BDY THE FOLLOWING FOUR COURSES: 1) SWLY 804.50 FT, 2) TH W 663.30 FT, 3) TH N 1000 FT, 4) TH W 891.42 FT M/L TO THE W LI OF SEC 13; TH N 00°14'16" W 838.27 FT M/L TO THE POB. ---LESS/EXCEPTING 26.70 AC TO 6-17-5. (NEW PARCEL # FOR 2008 YR) 56.91 AC ----- LESS AND EXCEPTING 2.08 AC IN BAUER RD AS PER ROAD DEDICATION ENTRY# 357038. OUT OF 6-17-C-19 FOR 2012 YEAR. 54.83 AC

Parcel No. 06-017-C-0027

BEG AT THE SW COR OF SEC 12, T4S, R5W, SLB&M, TH ALG THE W LI OF SEC 12, N 00°29'08" E 2250.94 FT TO THE S LI OF RANCH 77 LC PPTY AS CONVEYED IN BK 414 PG 589 OF OFFICIAL RECORDS; TH ALG SD S LI N 89°42'56" E 4.19 FT TO THE MOST SELY COR OF SD RANCH 77 LC PPTY; TH ALG SD PPTY LI N 00°13'14" W 1339.40 FT; TH N 89°53'07" E 3506.66 FT ALG TH S LI OF SD PPTY TO THE W LI OF CYRUS LAND INVESTMENT LLC PPTY AS CONVEYED IN BK 634 PG 198 OF OFFICIAL RECORDS; TH S 04°47'29" W ALG SD W LI OF PPTY 3609.62 M/L TO THE S LI OF SEC 12; TH S 89°59'50" W 3223.73 FT M/L ALG THE S SEC LI TO POB. (NEW PARCEL # FOR 2008 YR) 277.20 AC ----- LESS AND EXCEPTING 0.12 AC IN BAUER RD AS PER DEDICATION PLAT ENTRY# 357038. OUT OF 6-17-B-20 FOR 2012 YEAR. 277.08 AC

Parcel No. 06-017-B-0035

BEG AT THE SE COR OF SEC 11, T4S, R5W, SLB&M, AND RUN ALG THE S LI OF SD SEC S 89°17'17" W 655.39 FT TO THE E LI OF PPTY CONVEYED TO ARCHIE POARCH IN BK 401 PG 379 OF OFFICIAL RECORDS; TH ALG SD PPTY THE FOLLOWING THREE COURSES; 1) N 1469.88 FT, 2) W 1700 FT, 3) S 1491.01 FT M/L TO THE S LI OF SD SEC; TH S 89°17'17" W 2106.30 FT M/L TO THE E LI OF AGREEMENT RECORDED AS ENTRY #305976 IN BK 130 PG 402-405 OF OFFICIAL RECORDS; TH ALG SD E LI N 09° W 2310.70 FT TO THE S LI OF PPTY CONVEYED TO RANCH 77 LC IN BK 414 PG 589 OF OFFICIAL RECORDS; TH ALG SD S LI N 89°42'56" E 4842.09 FT TO THE E LI OF SD SEC; TH S 00°29'08" W 2250.94 FT TO THE SE COR OF SD SEC AND POB. (NEW PARCEL # FOR 2008 YR) 184.38 AC---LESS 119.562 AC CONVEYED TO RULON HARPER WD ENTRY #352784. BALANCE OF 6-17-A-29 AFTER 6-17-A-31 FOR 2012 YEAR. 64.818 AC *Parcel No. 06-017-A-0032*

Parcel no. 98-000-0-0546 which is also described as Parcel Number 06-017-A-0030 & Parcel Number 06-017-A-0018 below.

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Legal SITUATE IN SEC 11 & 12, T4S, R5W, SLB&M: BEG S 364.21 FT & E 15.36 FT FR NW COR OF SEC 11, T4S, R5W, SLB&M, PT BEING IN LI WITH S FENCE LINE OF TOOELE ARMY DEPOT, TH S 89°40'50" E 8809.61 FT ALG SD FENCE, TH S 00°05'48" E 1241.85 FT, TH S 89°53'07" W 3506.66 FT, TH S 00°13'14" E 1339.40 FT, TH S 89° 42'56" N 5140.45 FT, TO A FENCE, TH N 08°45'48" W 1137.29 FT ALG SD FENCE, TH N 00°07'59" E 1538.87 FT TO POB. 420.00 TOTAL ACRES. (395.00 ACRES ASSESSED BY TOOELE COUNTY; 25.00 ACRES ASSESSED BY STATE OF UTAH UNDER 98-000-0-0546. OWNER)--(ALSO STATE ASSESSED NUMBER 98-000-0-0570 LEASED FROM 98-546) (NEW PARCEL # FOR 2008 YR) 420.00 AC

Parcel Number 06-017-A-0018


And

Legal BEG AT NW COR SEC 11, T4S, R5W, SLB&M; RUN TH S 02°24'54" E 364.534 FT, M/L, TO AN ANCIENT FENCE LI OF TOOELE ARMY DEPOT; TH S 89°40'50" E 8809.61 FT ALG WHERE AN ANCIENT FENCE LI HAD BEEN; TH N 00°05'48" W 559.62 FT M/L, TO N LI OF SEC 12, T4S, R5W, SLB&M; TH S 89°37'44" W 3510.16 FT TO NE COR OF SD SEC 11; TH S 88°39'19" W 2659.54 FT; TH S 88°40'51" W 2655.70 FT TO POB, LESS, AND EXCEPT 1.) THAT PORTION OF THE PPTY LYING W OF THE BERTAGNOLE FENCELINE AGREEMENT AS DESCRIBED IN BK 130, 402-405 OF THE RECORDS FOR REAL PPTY OF TC, UT, AND 2.) ANY PORTION OF THE PPTY LYING WITHIN ROADWAYS. (OUT OF 6-17-21 FOR 2001 YEAR.) 5.0 AC ASSESSED BY STATE UNDER SA# 98-000-0-0546, 71.04 AC ASSESSED BY TOOELE COUNTY. OWNER--STATE ASSESSED NUMBER 98-000-0-0570 LESSEE (NEW PARCEL # FOR 2008 YR) 76.04 AC

Parcel Number 06-017-A-0030

see Exhibit Attached

JUN - 6 2005

By  TOOELE COUNTY
Deputy Clerk

D. Matthew Moscon (6947)
STOEL RIVES LLP
201 S Main Street, Suite 1100
Salt Lake City, UT 84111
Telephone: (801) 328-3131

Attorneys for Geneva Rock Products, Inc.

IN THE THIRD JUDICIAL DISTRICT COURT IN AND FOR
TOOELE COUNTY, STATE OF UTAH

CYRUS LAND INVESTMENT LLC,

Plaintiff,

v.

RANCH 77 LC, CLAIR BANKHEAD
AND KENETH HANSEN AS
INDIVIDUALS AND PERSONS
UNKNOWN,

Defendants.

PERMANENT INJUNCTION AGAINST
TRESPASS

Civil No. 050300563

The Honorable Randall N. Skanchy

This matter came before the Court for hearing on June 6, 2005, on the plaintiff's motion for TRO. The defendants Ranch 77 and S. Bankhead and K. Hansen were served with notice of this hearing and the complaint in this matter via certified mail that was signed for and received by the registered agent S. Bankhead on May 20, 2005.

The plaintiff was represented by its attorney of record Gary Buhler. The defendants were present, but not represented by counsel. Geneva Rock Products, Inc. filed a motion to intervene and was represented by counsel Stoel Rives, LLP. The Court having reviewed the Plaintiff's motion requiring the defendants to cease and desist their trespass on the subject land, and good cause appearing, the Court hereby enters the following:

INJUNCTION AGAINST TRESPASS

1. Cyrus Land Investment LLC, is the deeded owner of the subject land ("Subject Property") located in sections 11, 12, 13, and 14 of Township 4 South, Range 5 West, SL B&M, Tooele County, Utah which is further described currently as the Tooele County tax parcels 6-17-5, 6-17-17 (was 6-19-2), 6-17-19 (was 6-17-6), 6-17-20 (was 6-19-2), and 6-17-29 (was 6-17-1).

2. An ^{unwritten} easement exists for the benefit of property owned by Ranch 77, over and across the Subject Property, for use, maintenance and replacement of a water line in the location as it existed on January 1, 2004, ~~and extending fifteen (15) feet on either side thereof.~~

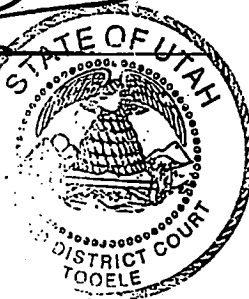
3. The named defendants in this action, their agents, employees, contractors, and all similarly related entities are, without further order of this Court or written permission of the plaintiff or its assigns, hereby permanently prohibited from entering onto the Subject Property, with or without excavation equipment, to construct, maintain, or use any pipeline, ditch, or water control device except pursuant to the easement described in section 2 above or otherwise with the written permission of the owner of the Subject Property, *To A Lateral Deviation*

DATED: June 6, 2005.

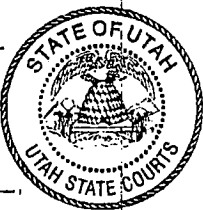
*From Center Line of Existing Pipe Line
NOT TO EXCEED 15 feet
either side*

BY THE COURT

Judge Randall N. Skanchy
Third District Court Judge



STATE OF UTAH
COUNTY OF Tooele
I hereby certify that the document to which this certificate is attached is a full, true and correct copy of the original filed in the Utah State Courts.
WITNESS my hand and seal
this 20 day of March
20 20
DISTRICT/JUVENILE COURT
James Allen



CLERK