

CTIA# 131084-WH

Ent 539487 Pg 1 of 3  
Date: 17-Sep-2020 09:41:11AM  
Fee: \$40.00  
Filed By: DMM  
SHELLEY BRENNAN, Recorder  
DUCHESNE COUNTY CORPORATION  
For: COTTONWOOD TITLE INSURANCE AGENCY  
Electronically Recorded

When Recorded please mail a copy to:

Gordon Law Group, P.C.  
322 East Gateway Drive, Suite 201  
Heber City, UT 84032

Burdened Property:

Parcel Number: 00-0034-9502  
Serial Number: 2533-2534-0001

Benefitted Property:

Parcel No. 00-0034-9504  
Tax ID No. 2539-0001-0001

**GRANT OF EASEMENT**

THE HIGHLANDS AT THUNDER RIDGE, LLC, a Utah limited liability company, (Grantor), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, hereby grants unto CHRISTOPHER WATKINS, an individual (Grantee), an easement to access, construct, improve, maintain and repair Well 1 (Water Right No. 43-12687) and its associated equipment and a the northern third portion of the pond located on the burdened parcel, through, over and across the entirety of the following described real property located in Duchesne County:

BEGINNING S89°02'48"E 2396.00 FEET FROM THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 9 WEST, USB&M; THENCE f, THENCE N00°00'00"E 228.00 FEET, THENCE N90°00'00"E 54.40 FEET, THENCE S76°30'00"E 182.00 FEET, THENCE S08°30'00"E TO THE PARCEL BOUNDARY, THENCE ALONG THE PARCEL BOUNDARY TO THE POINT OF BEGINNING.

AND AS FURTHER SHOWN ON THE ATTACHED EXHIBIT "A"

AREA CONTAINING 1.2 ACRES.

Grantor further agrees that Grantee may have the right of ingress and egress upon, over and across the above-described land for the full and complete construction, improvement, use, maintenance, occupation and enjoyment of said easement, together with all rights and privileges incident or appurtenant to the maintenance and repair of the well and pond.

The easement reserved herein shall be enforceable as a restrictive covenant and equitable servitude upon the land affected hereby, shall run with the land affected hereby, and shall be binding upon and inure to the benefit such land, each person having or acquiring any right, title or interest therein or any part thereof or any improvements thereon, and upon their respective successors, heirs and assigns owning all or a portion of such land, the "Successors".

The easement reserved herein shall be in perpetuity, unless terminated by mutual agreement of Grantor and Grantee or, as the case may be, by mutual agreement of the Successors of the Burdened and Benefited Property.

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*[Signature on following page]*

Witness the hand of said grantor this 14 day of September, 2020.



The Highlands at Thunder Ridge, LLC  
By: Tracy Livingston  
Its: Manager

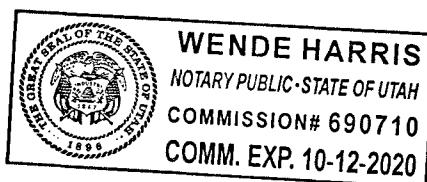
STATE OF UTAH )  
:ss  
COUNTY OF Salt Lake )

On Sep 14, 2020 personally appeared before me, Tracy Livingston, who duly acknowledged to me that he/she had executed this ~~Quitclaim Water Deed Right~~ on behalf of The Highlands at Thunder Ridge, LLC.

Grant of Easement



\_\_\_\_\_  
NOTARY  
SEAL:



**EXHIBIT "A"**

