

CTIA# 131084-WTH

Ent 539488 Pg 1 of 3
Date: 17-Sep-2020 09:41:12AM
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 No. 00-0034-9504
Tax ID No. 2539-0001-0001

Benefitted Property:

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

GRANT OF EASEMENT

CHRISTOPHER WATKINS, an individual (Grantor), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, hereby grants unto THE HIGHLANDS AT THUNDER RIDGE, LLC, a Utah limited liability company (Grantee), an easement to access, construct, improve, maintain and repair the southern two-thirds portion of the pond and the dam 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 S00°00'00"E 191.00 FEET, THENCE S90°00'00"E 263 FEET, THENCE N00°00'00"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 1.1 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 pond and dam.

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".

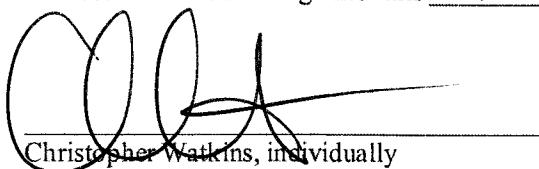
The easement reserved herein shall be in perpetuity, unless terminated by mutual agreement of Grantor and Grantee or, as the case may be, by mutual agreement of the Successors of the Burdened and Benefited Property.

///

///

[Signature on following page]

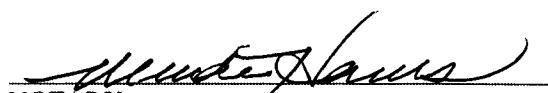
Witness the hand of said grantor this 15 day of September, 2020.



Christopher Watkins, individually

STATE OF UTAH)
:ss
COUNTY OF Salt Lake)

On September 15, 2020 personally appeared before me, Christopher Watkins, who duly acknowledged to me that he/she had executed this Easement.



Wende Harris
NOTARY
SEAL:

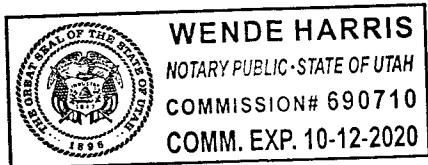


EXHIBIT "A"

