

When Recorded, please return to:
Saddleback Pastures, L.C.
P.O. Box 540478
North Salt Lake, UT 84054

GRANT OF EASEMENT

Tooele County Tax Parcel No.: a portion of 04-071-0-0038

THIS GRANT OF EASEMENT (this "Grant") is entered into this 14th day of October, 2021, by UINTAH LAND COMPANY, L.C., a Utah limited liability company; BEAVER CREEK INVESTMENTS, a Utah general partnership, formerly known as BEAVER CREEK INVESTMENTS, L.C., a Utah limited liability company; ARIMO CORPORATION, an Idaho corporation qualified to do business within the State of Utah; 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 and with respect to that certain real property owned by Grantor in Tooele County, State of Utah and more particularly described in Exhibit "A" and as graphically depicted on Exhibit "B" attached hereto (the "Property"), do hereby grant, convey, and dedicate, without warranty, to public and private providers of utility services perpetual, non-exclusive easements and rights-of-way, for the purpose of installing, maintaining, operating, and replacing buried utilities and facilities, together with such above ground fixtures as may be necessary, over, through, and across the Property.

The provisions of this Grant shall be governed by and construed in accordance with the laws of the State of Utah. If any provision of this Grant or the application thereof to any person or circumstance shall be invalid or unenforceable to any extent, the remainder of this Grant 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 law. The persons signing below hereby represent and warrant that they are authorized to execute this Grant.

WITNESS the hand of the Grantors this 14th day of October, 2021.

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

GRANTORS:

UINTAH LAND COMPANY, L.C., a Utah limited liability company

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

BEAVER CREEK INVESTMENTS, a Utah general partnership,
FKA BEAVER CREEK INVESTMENTS, L.C. a Utah limited liability company
By: its general partner, CFR BCIGP, L.C., a Utah limited liability company

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

ARIMO CORPORATION, an Idaho Corporation

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

SKULL VALLEY COMPANY, LTD, a Utah limited partnership

By: Robinson SVCGP, L.C., a Utah limited liability company as General Partner

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

By: Freed SVCGP, L.C., a Utah limited liability company as General Partner

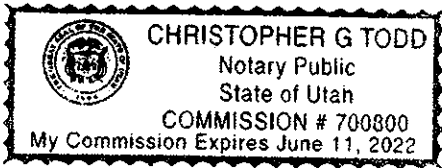
By: Paul L. Freed
Paul L. Freed, Manager

STATE OF UTAH)

:SS

County of DAVIS)

The foregoing instrument was acknowledged before me this 14TH day of October, 2021, by Paul L. Freed, as Manager of Freed SVCGP, L.C, a Utah limited liability company as General Partner of SKULL VALLEY COMPANY, LTD.



Christopher G Todd
NOTARY PUBLIC
Residing At: DAVIS COUNTY, UT

My Commission Expires: 6-11-22

EXHIBIT "A"
LEGAL DESCRIPTION
OF THE PROPERTY

A parcel of land located in Tooele County, State of Utah:

Beginning at a point on the west line of that certain property conveyed to Uintah Land Company LC ETAL, recorded in the office of the Tooele County Recorder as Entry No. 307470, said point also being the southeast corner of Ricsha Minor Subdivision Lot 3 as recorded in said office as Entry No. 220908, said point also being on the north right-of-way line of Pheasant Lane as defined in said Subdivision, said point lies South $00^{\circ}16'05''$ West along the section line 102.00 feet and North $89^{\circ}59'24''$ East along said north right-of-way 373.94 feet from the West Quarter Corner of Section 36, Township 1 South, Range 4 West, Salt Lake Base and Meridian (basis of bearing being South $00^{\circ}16'05''$ West between the West Quarter corner and the Southwest Corner of Section 36, T1S, R4W, SLB&M), and running thence North $89^{\circ}59'24''$ East along the extension of said north right-of-way 14.00 feet; thence North $00^{\circ}00'36''$ East 10.00 feet; thence North $89^{\circ}59'24''$ East 470.14 feet to the west right-of-way line of Lake Shore Drive; thence South $02^{\circ}43'08''$ East along said right-of-way 10.01 feet to said extension of said north right-of-way line of Pheasant Lane; thence South $89^{\circ}59'24''$ West along said extension 460.61 feet; thence South $00^{\circ}00'36''$ East 10.00 feet; thence South $89^{\circ}59'24''$ West 23.96 feet to the east line of said Subdivision; thence along said east line North $00^{\circ}15'36''$ West 10.00 feet to the point of beginning.

Containing 4,944 square feet or 0.113 acres.

Tooele County Tax Parcel No.: a portion of 04-071-0-0038

EXHIBIT "B"

GRAPHIC DEPICTION OF THE PROPERTY

[SEE ATTACHED]

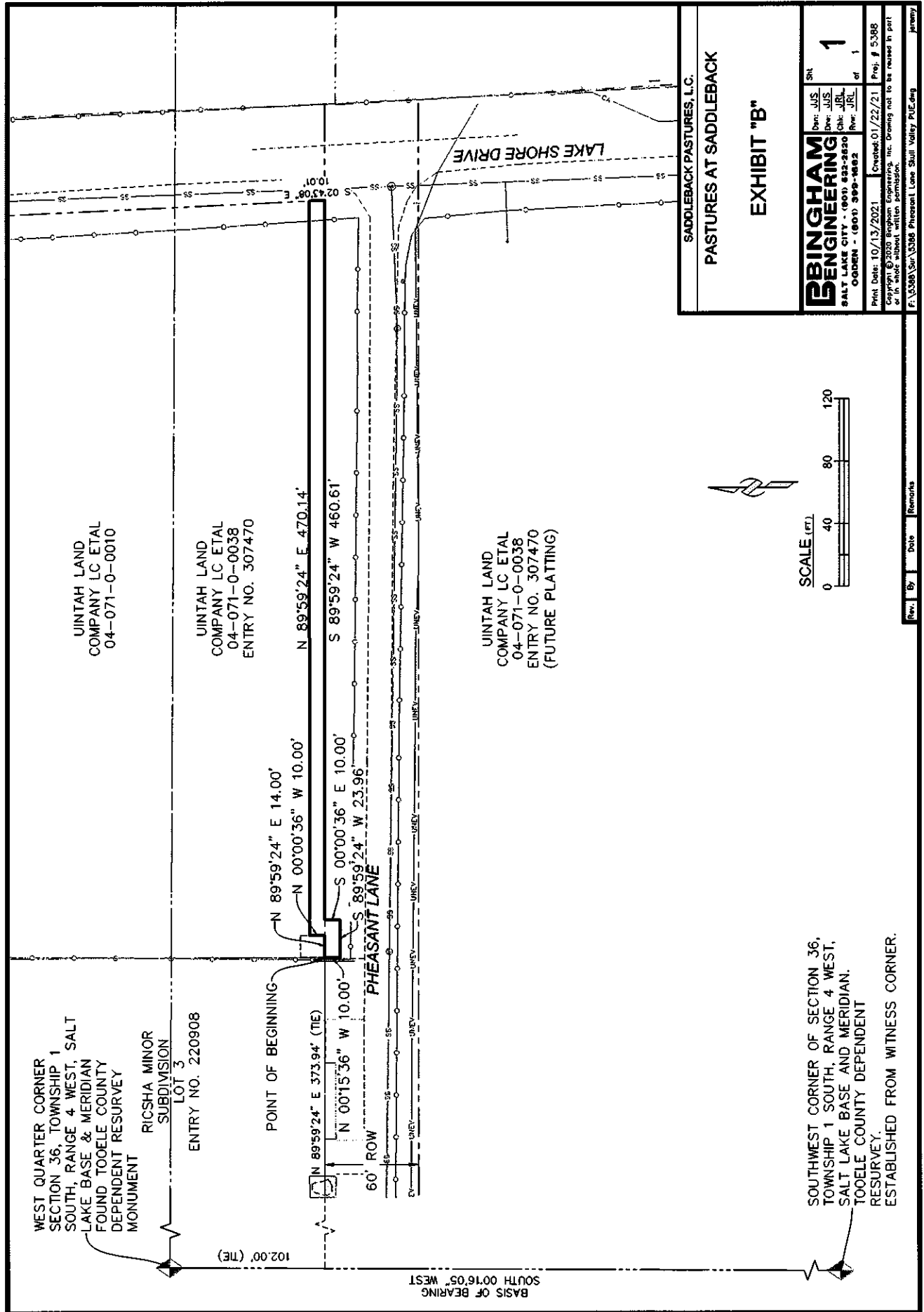


EXHIBIT "B"

B BINGHAM ENGINEERING
 SALT LAKE CITY • (801) 432-2830
 OGDEN • (801) 399-1882

Print Date: 10/13/2021 Created: 01/22/21 Proj: # 5388
 Copyright © 2020 Bingham Engineering, Inc. Drawing not to be reused in part or in whole without written permission.
 F:\5388\Sur\5388 Pheasant Lane Skull Valley PL2.dwg jenny

Rev.	By	Date	Remarks



SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN. TOOELE COUNTY DEPENDENT RESURVEY. ESTABLISHED FROM WITNESS CORNER.