

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 04-071-0-0038

## GRANT OF EASEMENT

14<sup>th</sup> THIS GRANT OF EASEMENT ("GRANT OF EASEMENT") is entered into this 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, 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 more particularly described on **Exhibit "A"** attached hereto and as graphically depicted 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 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 <sup>13</sup>14 day of October, 2021.

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

By: Christopher F. Robinson  
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

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

**ARIMO CORPORATION,**  
An Idaho corporation

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

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

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

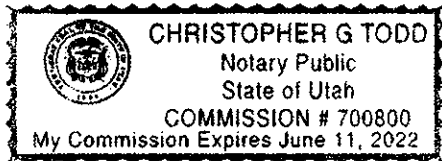
By: Paul L. Freed  
Paul L. Freed, Manager

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

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

STATE OF UTAH )  
SS :  
COUNTY OF DAVIS )

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of October, 2021, by Christopher F. Robinson: a Manager of Uintah Land Company, L.C., a Utah limited liability company; the Manager of CFR BCIGP, L.C., a Utah limited liability company as General Partner for Beaver Creek Investments, a Utah general partnership, formerly know nas 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.

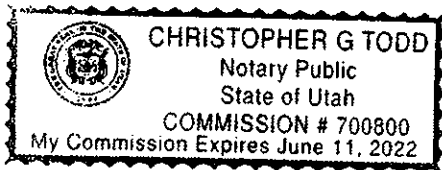


Christopher G. Todd  
NOTARY PUBLIC  
Residing At: DAVIS COUNTY, UT

My Commission Expires:  
6-11-22

STATE OF UTAH )  
SS :  
COUNTY OF DAVIS )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of October, 2021, 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.



Christopher G. Todd  
NOTARY PUBLIC  
Residing At: DAVIS COUNTY

My Commission Expires:  
6-11-22

**EXHIBIT "A"  
TO  
GRANT OF EASEMENT**

**LEGAL DESCRIPTION  
OF  
EASEMENT**

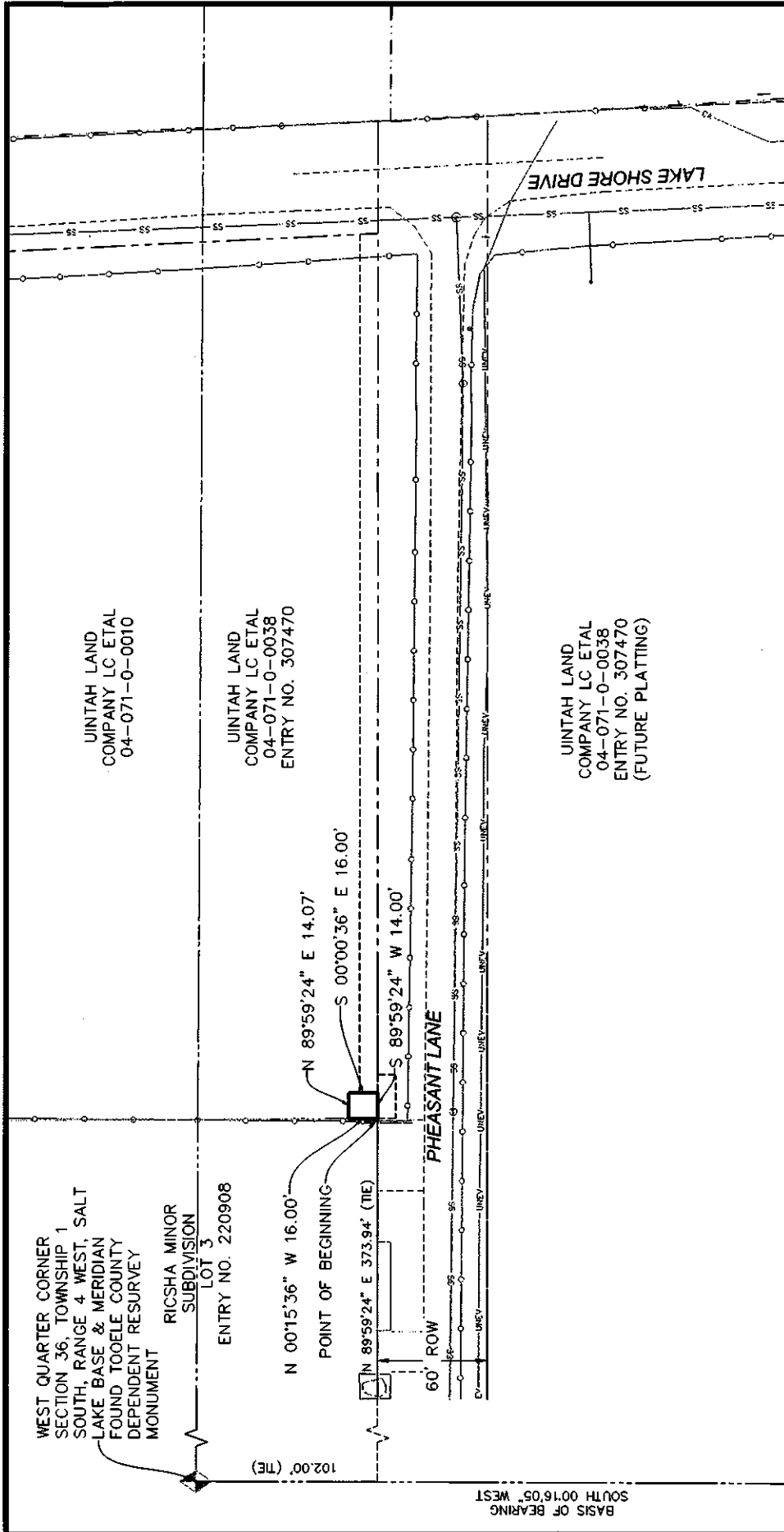
An easement located in Tooele County, State of Utah, being more particularly described as follows:

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°16'05" West along the section line 102.00 feet and North 89°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°16'05" West between the West Quarter corner and the Southwest Corner of Section 36, T1S, R4W, SLB&M), and running thence North 00°15'36" West along the east line of said Lot 3 and the west line of said Uintah Land Company property 16.00 feet; thence North 89°59'24" East 14.07 feet; thence South 00°00'36" East 16.00 feet to the extension of said north right-of-way line of said Pheasant Lane; thence South 89°59'24" West along said extension 14.00 feet to the point of beginning.

Containing 225 square feet or 0.005 acres.

Tooele County APN: a portion of 04-071-0-0038

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



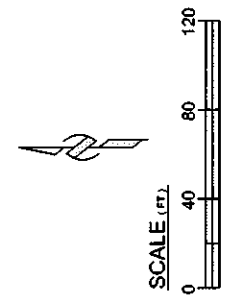
**SADDLEBACK PASTURES, L.C.**

**PASTURES AT SADDLEBACK**

**EXHIBIT "B"**

<b>B</b> <b>BINGHAM</b> <b>ENGINEERING</b>	Dwn: JJS	SM
	Dwn: JJS	1
SALT LAKE CITY - (801) 832-2620	Chk: JRL	of 1
OGDEN - (801) 398-1882	Rev: JRL	of 1

Print Date: 10/13/2021    Credited: 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 Saddle Valley 14x18.dwg    Jeremy



Rev.	By	Date	Remarks

WEST QUARTER CORNER  
 SECTION 36, TOWNSHIP 1  
 SOUTH, RANGE 4 WEST, SALT  
 LAKE BASE & MERIDIAN  
 FOUND TOOLEE COUNTY  
 DEPENDENT RESURVEY  
 MONUMENT

RICSHA MINOR  
 SUBDIVISION  
 LOT 3  
 ENTRY NO. 220908

N 00°15'36" W 16.00'  
 POINT OF BEGINNING  
 N 89°59'24" E 373.94' (TIE)  
 N 89°59'24" E 14.07'  
 S 00°00'36" E 16.00'  
 S 89°59'24" W 14.00'

PHEASANT LANE

UINTAH LAND  
 COMPANY LC ETAL  
 04-071-0-0010

UINTAH LAND  
 COMPANY LC ETAL  
 04-071-0-0038  
 ENTRY NO. 307470

UINTAH LAND  
 COMPANY LC ETAL  
 04-071-0-0038  
 ENTRY NO. 307470  
 (FUTURE PLATTING)

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

BASIS OF BEARING SOUTH 00°16'05" WEST