

5771580  
 03/22/94 4:48 PM 14.00  
 KATIE L. DIXON  
 RECORDER, SALT LAKE COUNTY, UTAH  
 ASSOCIATED TITLE  
 REC BY: D KILPACK DEPUTY - WI

5771580

RIGHT-OF-WAY AND EASEMENT GRANT AND RESERVATION

KEITH B. ROMNEY LIMITED PARTNERSHIP, a Utah limited partnership, GRANTOR, 1146 Gilmer Drive, Salt Lake City, Utah 84105, hereby grants, bargains, sells, and conveys to L. WILLIAM LAURO AND DON MANTYLA (address), State of Utah, a GRANTEE, for the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION, a non-exclusive right, privilege and easement to use, and to permit the Grantee and its Tenants and their respective invitees to use in common with Grantor and its Tenants and their respective invitees, the tracts of land (the "Easement Parcels") more particularly identified on Exhibit "A" attached hereto and incorporated herein by reference, for the purpose of pedestrian and vehicular passage, on, over and across such Easement Parcels, for ingress to and egress from the real property identified on Exhibit "B" attached hereto and incorporated herein by reference.

Such grant shall be for the benefit of Grantee and its successors and assigns.

Grantor and Grantee each consent and agree that neither shall build or construct, or permit to be built or constructed, any building or other improvement over or across said easement and right-of-way, nor change the contour thereof, without the written consent of the other.

RESERVING unto Grantor, its Tenants and their respective invitees, as set forth above, the right to use the Easement Parcels in the same manner and for the same purposes as Grantee.

IN WITNESS WHEREOF, Grantor has signed this instrument this \_\_\_ day of March, 1994.

KEITH B. ROMNEY FAMILY LIMITED PARTNERSHIP, a Utah limited partnership  
*Keith B. Romney*  
 By: Keith B. Romney  
 Its General Partner

STATE OF UTAH                    )  
   : SS  
 COUNTY OF SALT LAKE        )

On the 21st day of March, 1994, personally appeared before me KEITH B. ROMNEY, General Partner of the KEITH B. ROMNEY FAMILY

BK 6899P60832

LIMITED PARTNERSHIP, a Utah limited partnership, who being duly sworn, states that he has read the within and foregoing document, knows and understands the contents thereof, and that he executed the within and foregoing instrument as such General partner.

My Commission Expires:

4-7-94



NOTARY PUBLIC, Residing at:



LAURA L. WATT  
6200 S. Highland Dr.  
Salt Lake City, Utah 84119  
My Commission Expires  
April 7, 1994  
STATE OF UTAH

forest.eas (dkp\watt)

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EXHIBIT A

BEGINNING AT A POINT ON THE WEST LINE OF 900 EAST STREET, SAID POINT BEING SOUTH 0 DEGREES 14 MINUTES 30 SECONDS WEST ALONG SAID 900 STREET MONUMENT LINE (BASIS OF BEARING) 67.70 FEET AND NORTH 89 DEGREES 45 MINUTES 30 SECONDS WEST 53.00 FEET FROM A BRASS CAP MONUMENT AT THE INTERSECTION OF 900 EAST STREET AND VINE STREET, SAID POINT ALSO BEING NORTH 1,812,871 FEET AND EAST 1,689.686 FEET FROM THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 2 SOUTH RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 0 DEGREES 14 MINUTES 30 SECONDS WEST ALONG THE WEST LINE OF SAID 900 EAST STREET 127.810 FEET TO THE TRUE POINT OF BEGINNING AND SOUTHEAST CORNER OF GRANTEE'S PROPERTY; THENCE SOUTH 0 DEGREES 14 MINUTES 30 SECONDS WEST 15.00 FEET; THENCE NORTH 89 DEGREES 33 MINUTES 40 SECONDS WEST 247.321 FEET TO A POINT ON THE EAST LINE OF FOREST CREEK PLANNED UNIT DEVELOPMENT AS RECORDED WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE NORTH 0 DEGREES 09 MINUTES 16 SECONDS EAST ALONG SAID EAST LINE 15.00 FEET; THENCE SOUTH 89 DEGREES 33 MINUTES 40 SECONDS EAST 247.344 FEET TO THE POINT OF BEGINNING.

BK 6899 PG 0834