

5826597

05/18/94 4:02 PM ***NO FEE**

KATIE L. DIXON

RECORDER, SALT LAKE COUNTY, UTAH

SOLITUDE IMPROVEMENT DIST

REC BY: B GRAY

DEPUTY - WI

WHEN RECORDED PLEASE MAIL TO GRANTEE:

Solitude Improvement District

P.O. Box 21350

Salt Lake City, Utah 84121-0350

GRANT OF EASEMENT

for

Construction and Maintenance of Sanitary Sewer Line

KNOW ALL MEN BY THESE PRESENTS that Darryl D. Radzin, (Grantor), does hereby grant, convey and warrant to the Solitude Improvement District, a public improvement district and to its successors and assigns (Grantee), of Salt Lake County, Utah, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, a perpetual permanent easement and right-of-way appurtenant to and in, over, upon and across a portion of the real property described in Exhibit B attached hereto and incorporated herein by this reference in which Grantor has an ownership interest, said easement to be TEN (10) FEET in width, (Easement Property), the center line being the actual location of Grantee's sewer line as described in the plat map attached hereto as Exhibit A and incorporated herein by this reference. Grantee shall have the right to use the Easement Property to construct, bury, locate, operate, maintain, alter, repair, relocate, inspect, and remove any portion of Grantee's sewer system and related facilities (System). Grantee shall have the right of ingress and egress to and from the Easement Property across any real property owned by Grantor that is contiguous to the Easement Property, including adequate access for equipment necessary to perform installation, maintenance and repair of the System. After the System is in place, nothing shall be constructed on or over the top of said System without the prior written consent of Grantee. The easement and right-of-way granted herein shall terminate when the purposes for which they are granted no longer exist. Failure to insist on strict performance of any provision hereof shall not be construed as a waiver thereof, and any waiver of the provisions hereof must be in writing and signed by the party whose rights are waived. All provisions of this instrument, including the benefits and burdens, shall run with the land and shall be binding upon and shall inure to the benefit of the parties hereto, their legal representatives, heirs, successors and assigns. Any party who prevails in an action to enforce the terms hereof shall be entitled to reasonable attorney's fees and costs incurred in connection therewith.

SUBJECT TO the duty of Grantee to restore the existing surface to as close a natural state as possible under the circumstances, and otherwise perform obligations imposed upon it by contract or by law, and to repair any surface damage caused by Grantee's invasion or occupancy to service the easement or the sewer line and fixtures contained therein, at its expense and within a reasonable time, and in accordance with the standards established for the initial installation.

IN WITNESS WHEREOF, Grantor has executed this document on this

7 day of April

1993 D.R.

Grantor - Darryl D. Radzin

Grantor -

Address - P.O. Box 35

Address - Lake Arrowhead, California 92352

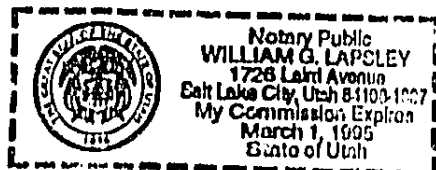
Address

State of Utah)

ss:

County of Salt Lake)

On the 7th day of April, 1993, personally appeared before me Darryl D. Radzin, who being by me duly sworn, did say that he and/or she duly executed the foregoing instrument.

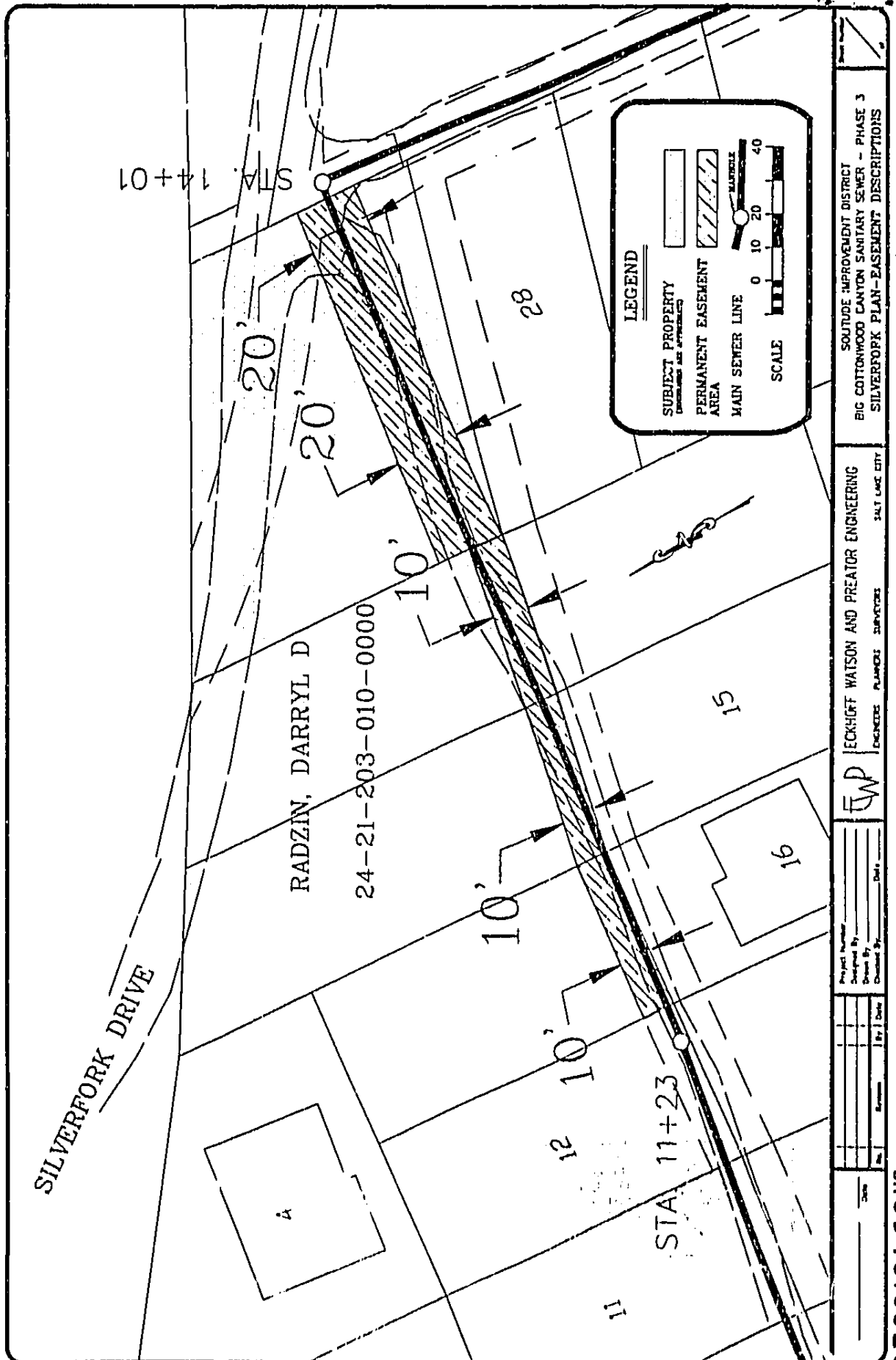
My Commission Expires: March 1, 1995Property Tax Serial No. 24-21-203-010-0000Property Location Area: Silver Fork - Burnt Flat

Notary Public

Resides: Salt Lake City, Utah

BK6943PG0261

Exhibit A



BK6943PG0262

Exhibit B

VTDI 24-21-203-010-0000 DIST 40
RADZIN, DARRYL D

PRINT UPDATE
LEGAL

TOTAL ACRES	0.40
REAL ESTATE	5080
BUILDINGS	0
MOTOR VEHIC	0
TOTAL VALUE	5080

PO BOX 35

LAKE ARROWHEAD, CA

LOC: 11200 E 6300 S #APROX

SUB:

909-337-6667

EDIT 1

TAX CLASS NE

BATCH NO

0

BATCH SEQ

0

EDIT 1

BOOK 6198

PAGE 0904

DATE 02/27/90

TYPE UNKN PLAT

PROPERTY DESCRIPTION

LOTS 2, 3 & 13, BURNT FLAT SUB. ALSO BEG NW COR LOT 1, SD
SUB; S 6°10' W 103.5 FT; S 72°45' E 83 FT; NW'LY 142 FT M OR
L TO BEG. 5404-2130

BK6943PG0263