

Recording requested by Paul Peters
P.O. Box 45, Key West FL 33041

Grant of Mutual Easement

For good and valuable consideration this Grant of Easement is made and entered into as of this 10 day of May 2002, by Leland Jeffrey Peters and Leland Jeffrey Peters as Trustee of the Trust for the Benefit of Paul Howard Peters.

The Mutual Easement hereby granted by this instrument is only for the benefit of and appurtenant to that real property, or any portion of such property, in Summit County Utah known as Pine Meadow Ranch Plat A Lots 78,79 (Parcels PI-78,79) and Parcels SS-143-3-B and SS-143-3-C as further described in the attached Exhibit "A"

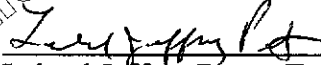
The Mutual Easement granted hereby is an easement over the portions of the real property as described in Exhibit "A" that is necessary for use for joint driveway and utility purposes and no other purposes. The driveway is subject to relocation by unilateral recordation of a deed by any burdened property owner to the extent that any new driveway location is similar in function and design and is constructed to the same standards as the then existing driveway by such relocating property owner.

Nothing contained in this instrument will be deemed to be a gift or dedication of any portion of the property described in Exhibit "A" to the general public or for the general public or for any public purpose whatsoever, it being the intent of the parties that this be strictly limited to and for the purposes expressed herein.

In witness, I have executed this Mutual Easement.



Leland Jeffrey Peters
Lot 79 Pine Meadow Ranch Plat A



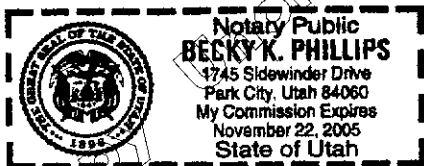
Leland Jeffrey Peters Trustee
of the Trust for the Benefit of
Paul Howard Peters Lot 78
Pine Meadow Ranch Plat A,
SS-143-3-B,C

00618943 Br01449 Pg01249-01252

ALAN SPRIGGS, SUMMIT CO RECORDER
2002 MAY 13 14:32 PM FEE \$17.00 BY DMG
REQUEST: FIRST AMERICAN TITLE CO UTAH

STATE OF Utah)
(ss.)
COUNTY OF Summit)

On the 10th day of May, 2002 personally appeared before me Leland Jeffrey Peters, the signer of the within instrument, who duly acknowledged to me that he executed the same.



[Signature]
Notary Public

my commission expires: _____

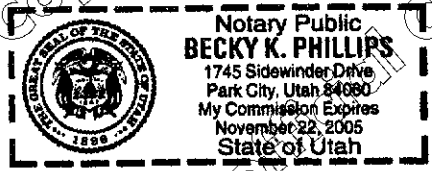
State of Utah)
(ss.)
County of Summit)

On May 10, 2002 before me, the undersigned notary, personally appeared Leland Jeffrey Peters, personally known to me, or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]
Notary Public

my commission expires: _____



Lots - 50
7C
7A

Exhibit "A"

Joint Drive -
way 15 feet
wide

Parcels
SS-143
3-B

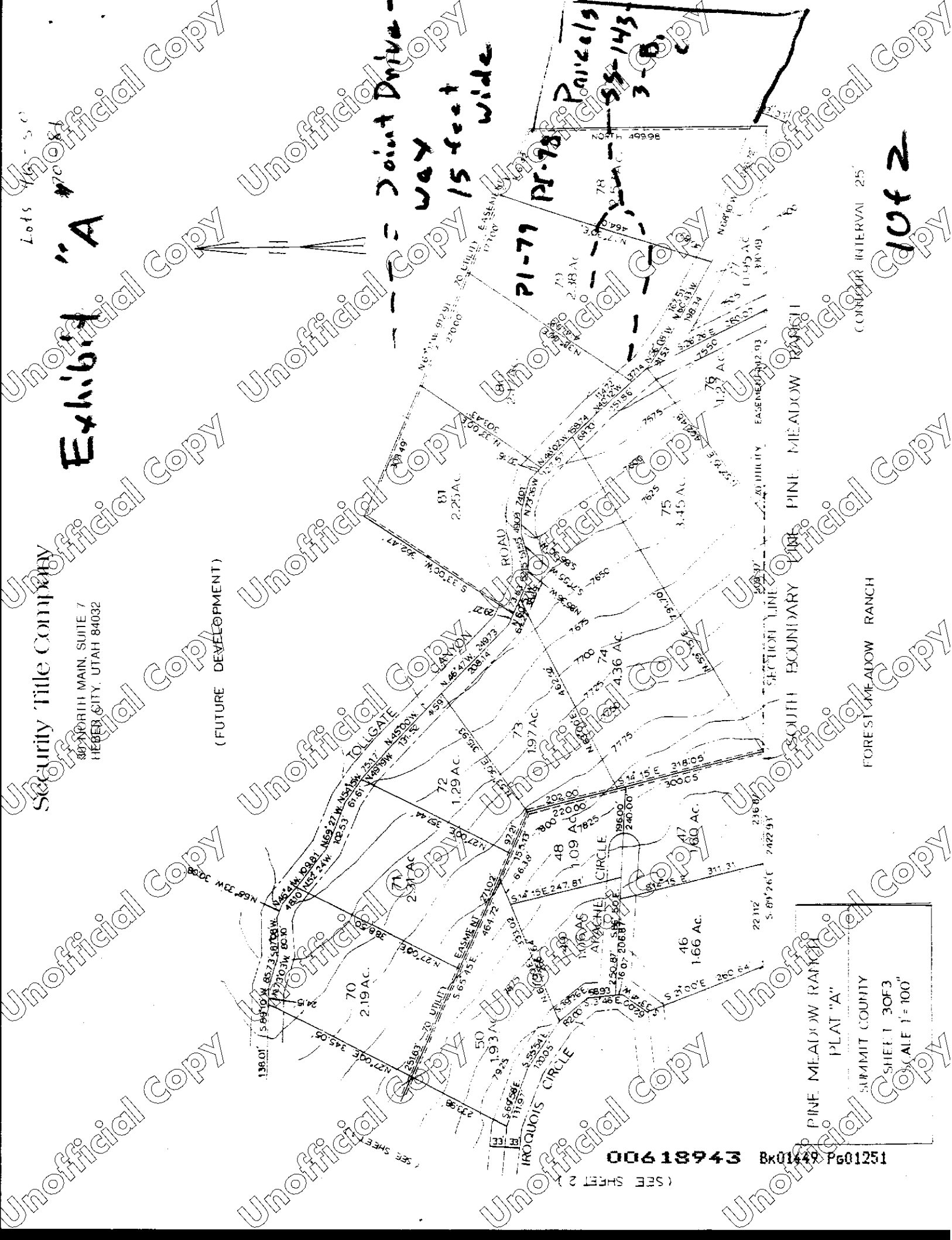
71-77
PT. 78

Security Title Company
30 NORTH MAIN, SUITE 7
HEBER CITY, UTAH 84032

(FUTURE DEVELOPMENT)

CONTOUR INTERVAL 25'

10 of 2



00618943 Bk01449 Pg01251

PINE MEADOW RANCH
PLAT "A"
SUMMIT COUNTY
SHEET 3 OF 3
SCALE 1" = 100'

(SEE SHEET 2)

Exhibit A

ABSTRACTORS GENERAL RETRIEVAL SUMMIT COUNTY DATE: 05/03/02

SS-143-3-B 0261812 2000 1.00 48

ENTRY NUMBER: 00460297 BOOK: 00984 PAGE: 00806

OWNER: PETERS LELAND JEFFREY TRUSTEE

PARCEL DESCRIPTION:

COMM N 89°26' W ALG SEC LN 2,564.58' N 2.97 FT FR SE COR SEC 21, T14R4E, S18M, TH N 76°38' W 200.0 FT TO E BNDRY LOT 78 PLAT A, PINE MEADOW RANCH SUBD; TH N ALG SD LOT LN 290.35 FT, TH S 48°45'11" E 245.45 FT; TH S 3°17'45" E 175.05 FT TO P.O.B. CONT 1.00 ACRES 502-179 663-155 (REF: 702-290) 726-227 856-63 984-285-306 LELAND JEFFREY PETERS TRUSTEE OF THE TRUST FOR THE BENEFIT OF PAUL HOWARD PETERS

ABSTRACTORS GENERAL RETRIEVAL SUMMIT COUNTY DATE: 05/03/02

SS-143-3-C 0298137 2000 3.13 48

ENTRY NUMBER: 00460297 BOOK: 00984 PAGE: 00806

OWNER: PETERS LELAND JEFFREY TRUSTEE

PARCEL DESCRIPTION:

COMMENCING AT THE NE COR OF LOT 78, PLAT A, PINE MEADOWS RANCH, TH E 438.91 FT, TH S 12°32' W 437.12 FT; TH S 73°19'8" W TO A PT ON TH E'RN BNDRY OF SS-143-3-B 502-179; TH N 3°17'15" W 150.05 FT ALG THE E'RN BDNRY OF SS-143-3-B; TH N 48°45'11" W 245.45 FT ALG THE N'RN BNDRY OF SS-143-3-B TO THE E'RN BNDRY OF LOT 78, PLAT A, PINE MEADOWS RANCH, TH N 162.35 FT ALG THE E'RN BNDRY OF LOT 78, PLAT A PINE MEADOWS RANCH TO THE PT OF BEG SD PROPERTY LYING IN SEC 21, T14R4E, S18M CONT 3.13 ACRES M/L 788-221 856-61-63 984-285 (REF: 984-284) LELAND JEFFREY PETERS TRUSTEE OF THE TRUST FOR THE BENEFIT OF PAUL HOWARD PETERS

Parcels

PI-75

PI-79