

WHEN RECORDED MAIL TO:

Emigration Cannon Corp.
434 N. A Street
Salt Lake City, UT. 84103

GRANT OF EASEMENT

6204457

EMIGRATION CANNON TRUST, by and through its Trustees, Heber Stanley Cannon and Lucy C. Dutson Taylor, 434 N. A Street, Salt Lake City, County of Salt Lake, State of Utah, Grantor, hereby GRANTS, to the SJT Investment Company, a Utah Limited Partnership, 201 E. - 8th Avenue, Salt Lake City, County of Salt Lake, State of Utah, 84103, Grantee, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the sufficiency of which is hereby acknowledged, a perpetual easement for ingress and egress to the existing spring source, distribution facilities and storage tank located in the Maple City Subdivision, SW 1/4 of Section 33, Township 1 North, Range 2 East, SLB&M. This Grant of Easement is subject to Grantor's right to relocate the existing pipeline, storage and water delivery facilities at its sole discretion, provided that Grantor shall relocate any existing water distribution and storage facilities at its own expense and shall ensure continued water delivery to Grantee and its heirs and assigns.

The Easement granted hereby includes the right to repair and replace the water delivery and storage facilities and pipelines. In accordance with the terms of Utah Code Ann. § 73-1-9, Grantee shall share costs in maintaining, repairing and replacing said water distribution facilities according to its proportionate share of water use.

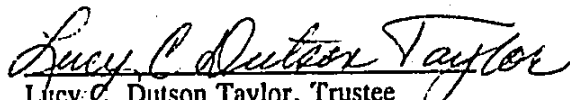
RESTRICTIVE COVENANT

By acceptance of this Grant of Easement, Grantee hereby covenants to repair and/or replace, at its sole expense, any portion of the water delivery system that is damaged by freezing as a result of unilateral use of the water system during the winter months. It is expressly understood and agreed that the restrictive covenants contained in this Grant of Easement shall attach to and run with the land for the benefit of Grantor, its heirs and assigns. It shall be lawful for Grantor, and its assigns, to institute and prosecute any proceedings at law or in equity to compel compliance by Grantee or its successors and assigns.

WITNESS the hand of said Grantor, this 30th day of October, 1995.
COURTESY RECORDING

This document is being recorded solely as a courtesy and an accommodation to the parties named therein. LANDMARK TITLE COMPANY hereby expressly disclaims any responsibility or liability for the accuracy or the content thereof.


Heber Stanley Cannon, Trustee

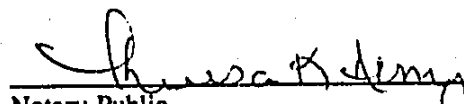

Lucy C. Dutson Taylor, Trustee

STATE OF NEW YORK)
 :ss
COUNTY OF Oneida)

On the 30th day of October, 1995, personally appeared before me Heber Stanley Cannon, Trustee of the Emigration Cannon Trust and duly acknowledged to me that he executed the same.

My Commission Expires:

May 15, 1997


Notary Public
residing at: _____
Notary Public, State of New York
Qualified in Oneida County
My Commission Expires May 15, 1997

LTC #14889

BK7262PG2354

STATE OF UTAH)
COUNTY OF Salt Lake) :SS
) :SS

On the 1st day of October, 1995, personally appeared before me Lucy C. Dutton Taylor, Trustee of the Emigration Cannon Trust and duly acknowledged to me that she executed the same.

Chris Taylor
Notary Public
residing at:

My Commission Expires:



6204457
11/02/95 09:15 AM 12.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
LANDMARK TITLE
REC BY: V ASHBY , DEPUTY - WI

BK7262P62355