

WHEN RECORDED, PLEASE RETURN TO:

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185 South State Street, Suite 1300
Salt Lake City, Utah 84111

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01/17/96 3:49 PM 16.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
LANDMARK TITLE
REC BY: B GRAY , DEPUTY - WI

DEED OF EASEMENT

[Wallnet Investments, L.C./R. W. Sims Revocable Trust/Rowell W. Sims and
Carolyn A. Sims]

THIS INSTRUMENT is executed as of the 10th day of January, 1996, by WALLNET INVESTMENTS, L.C., a Utah limited liability company ("Grantor"), whose address is 165 South Main Street, Suite 500, Salt Lake City, Utah 84111, in favor of R. W. SIMS, ROWELL W. SIMS and DAVID J. SIMS, as trustees of the R. W. SIMS REVOCABLE TRUST, under an Amended and Restated Trust Agreement dated August 24, 1995 (collectively, the "Trustees"), whose address is c/o of David J. Sims, trustee, 3005 Custer Avenue, Loveland, Colorado 80538-2546, and ROWELL W. SIMS and CAROLYN A. SIMS (collectively, the "Sims"), whose address is 6401 South Holladay Boulevard, Salt Lake City, Utah 84121. (The Trustees and the Sims are collectively referred to in this instrument as "Grantees".)

FOR THE SUM OF TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, Grantor hereby conveys to Grantees, for the benefit (only) of the property (the "Benefitted Property") now owned by Grantees and located to the Northeast of the real property described below, a perpetual, nonexclusive right-of-way and easement for vehicular ingress and egress and underground utilities on, over and across certain real property located in Salt Lake County, Utah, described as follows, solely in order to provide access between the Benefitted Property and 3000 East Street:

Beginning at a point which is North 0°08'51" East along the Section line 447.50 feet and South 89°49'13" East 50.00 feet from the West quarter corner of Section 23, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 0°08'51" East 71.00 feet; thence South 89°49'13" East 669.22 feet; thence North 0°10'47" East 12.00 feet to a point of a 787.50 foot radius curve to the left, the chord of which bears North 72°37'45" East; thence easterly along the arc of said curve and through a central angle of 35°06'03" a distance of 482.44 feet to a point of tangency; thence North 55°04'44" East 161.13 feet to a point of a 257.50 foot radius curve to the right, the chord of which bears South 81°12'57" East; thence easterly along the arc of said curve and through a central angle of 87°24'39" a distance of 392.84 feet to a point of tangency; thence South 37°30'37" East 388.28 feet to a point of a 282.50 foot radius curve to the left, the chord of which bears South 57°30'40" East; thence southeasterly along the arc of said curve and through a central angle of 40°00'07" a distance of 197.23 feet to a point of tangency; thence South 77°30'44" East 203.08 feet; thence South 35°38'28" East 52.78 feet to the West right-of-way line of 3000 East Street; thence South 12°27'22" West along said West

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line 71.77 feet; thence North 77°30'44" West 147.86 feet to a point of a 693.16 foot radius curve to the right, the chord of which bears North 71°09'19" West; thence northwesterly along the arc of said curve and through a central angle of 13°28'28" a distance of 163.01 feet to a point of a compound curve to the right, the radius point of which is North 22°43'23" East 377.50 feet; thence northwesterly along the arc of said curve and through a central angle of 29°46' a distance of 196.12 feet to a point of tangency; thence North 37°30'37" West 388.28 feet to a point of a 162.50 foot radius curve to the left, the chord of which bears North 81°12'57" West; thence westerly along the arc of said curve and through a central angle of 87°24'39" a distance of 247.91 feet to a point of tangency; thence South 55°04'44" West 161.13 feet to a point of a 882.50 foot radius curve to the right, the chord of which bears South 72°37'45" West; thence westerly along the arc of said curve and through a central angle of 35°06'03" a distance of 540.64 feet to a point of tangency; thence North 89°49'13" West 441.91 feet; thence North 0°10'47" East 12.00 feet; thence North 89°49'13" West 227.27 feet to the point of beginning.

SUCH RIGHT-OF-WAY AND EASEMENT (i) may be used only for service to single family dwellings now or hereafter located on the Benefitted Property, including any such dwellings that are used for the purpose of a "bed and breakfast" type establishment, and (ii) shall inure to the benefit of Grantees and all subsequent owners of the Property.

GRANTOR has executed this instrument in favor of Grantees on the dates set forth below, to be effective as of the date first set forth above.

GRANTOR:

WALLNET INVESTMENTS, L.C.,
by its Manager and Members:

COTTONWOOD CORPORATE CENTER L.L.C.,
a Utah limited liability company

By John L. West
John L. West
Manager

Date 1/10/96

[Cottonwood Corporate Center L.L.C. is the Manager
and a Member of Wallnet Investments, L.C.]

ESNET, LTD.,
a Utah limited partnership

By Daniel W. Campbell
Daniel W. Campbell
General Partner

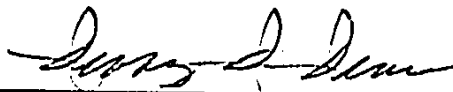
Date 1/10/96

[EsNet, Ltd. is a Member of Wallnet Investments, L.C.]

State of Utah)
County of Salt Lake) ss.

The foregoing instrument was acknowledged before me this 10th day of January, 1996, by John L. West, one of the Managers of Cottonwood Corporate Center L.L.C., the Manager and a Member of Wallnet Investments, L.C.

(Seal)

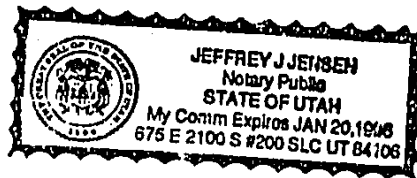


Notary Public

My Commission Expires:

1-20-96

Residing at: SLC UTAH



State of UTAH)
County of SALT LAKE) ss.

The foregoing instrument was acknowledged before me this 10th day of January, 1996, by Daniel W. Campbell, the general partner of Esnet, Ltd., a Member of Wallnet Investments, L.C.

(Seal)



Notary Public

My Commission Expires:

1-20-96

Residing at: SLC UTAH

