

6276380-1

02/08/96 3:01 PM 6276380 14.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
PARAMOUNT TITLE
REC BY:R ZITO DEPUTY - WI

PERMANENT EASEMENT AGREEMENT

DLT 96-2409

Recitals:

1. Gary R. Hansen and Linda D. Hansen (Hansens) own the following described real property located in Salt Lake County, State of Utah:

Beginning 2 1/2 rods West from the Southeast corner of Lot 1, Block 63, Plat "D", Salt Lake City Survey; thence North 7 1/2 rods; thence West 2 1/2 rods; thence South 7 1/2 rods; thence East 2 1/2 rods to Beginning (Parcel 1);

2. Gary R. Hansen and Linda D. Hansen (Hansens) own the following described real property located in Salt Lake County, State of Utah:

Commencing at the Southeast corner of Lot 1, Block 63, Plat "D", Salt Lake City Survey, and running thence West 2 1/2 rods; thence North 7 1/2 rods; thence East 2 1/2 rods; thence South 7 1/2 rods to the place of beginning. Subject to a right of way over the North 11 feet thereof (Parcel 2);

3. An existing tree is located on a small portion of the Northwest corner of Parcel 2 which portion is inside the fence appurtenant to Parcel 1;

4. Hansens desire to create a permanent easement that will enable the owners of Parcel 1 to have exclusive use of the following described portion of Parcel 2:

Commencing at a point 41.25 feet West and 103.75 feet North from the Southeast corner of Lot 1, Block 63, Plat "D", Salt Lake City Survey, and running thence North 20 feet; thence East 15 feet; thence Southwesterly to the point of Commencement (Tree Parcel) (See shaded area of attached plat);

Now therefore, Hansens agree to the following:

a. Hansens hereby grant Hansens and Hansens's successors to Parcel 1 a perpetual and appurtenant easement for the continued existence and maintenance of the tree and Tree Parcel described in paragraph 4 of this agreement. This easement will be a perpetual and appurtenant burden to Parcel 2 and will be a perpetual and appurtenant benefit to Parcel 1;

b. Hansen and Hansens's successors to Parcel 1 will maintain the tree and landscaping described in paragraph 4 of this agreement. This covenant will be a perpetual and appurtenant burden to Parcel 1 and will be a perpetual and appurtenant benefit to Parcel 2;

c. Hansen and Hansens's successors will pay the annual general property taxes on all of Parcel 2; Hansen and Hansens's successors will pay the annual general property taxes on all of Parcel 1.

d. This agreement will bind the successors, heirs or assigns of Hansens.
(Continued . . .)

DK7326PG2522

(continued . . .)

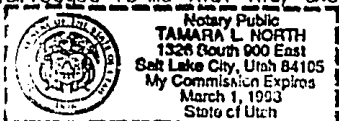
Dated this 7th day of February, 1996.

Gary R. Hansen
Gary R. Hansen

Linda D. Hansen
Linda D. Hansen

State of Utah ;
County of Salt Lake ss.

On the 7th day of February, 1996, personally appeared before me Gary R. Hansen and Linda D. Hansen, the signer(s) of the foregoing instrument who duly acknowledged to me that they executed the same.



Samaro L. North
Notary Public

My Commission Expires:

Residing at:

BK7326PG2523

