

6675191

EASEMENT AND RIGHT-OF-WAY AGREEMENT

THIS AGREEMENT made and entered into this 19th day of June, 1997, by and between NOLAN J. OLSEN and MARILYN J. OLSEN, his wife, hereinafter referred to as "GRANTORS"; and T. JILL SEPPI and PAUL DAVID SEPPI, as Trustees of the T. JILL SEPPI FAMILY LIVING TRUST, hereinafter referred to as "GRANTEES".

WITNESSETH:

WHEREAS, Grantors are the fee owners of property located in Salt Lake County, State of Utah, being more particularly described as follows:

BEGINNING at a point which is North 89°41'00" West 330.82 feet and South 0°08'21" West 571.40 feet from the center of Section 34, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 0°08'21" West 329.283 feet; thence North 89°41'00" West 198.00 feet; thence North 0°08'21" East 329.283 feet; thence South 89°41'00" East 198.00 feet to the point of BEGINNING. Contains 1.49 acres more or less.

and

WHEREAS, there is a private road right-of-way from Creek Road located in Sandy, Salt Lake County, State of Utah, described as follows:

Beginning at a point which is North 89°41'00" West 508.82 feet from the center of Section 34, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 0°08'21" West 1182.863 feet; thence North 89°41'00" West 20.00 feet; thence North 0°08'21" East 1182.863 feet; thence South 89°41'00" East 20.00 feet to the point of beginning.

and

WHEREAS, Grantees are the fee owners of property lying to the west of the right-of-way, being more particularly described as follows:

Lot 2, Seppi Subdivision, also described as beginning at a point North 1986.733 feet and West 657.528 feet from the South 1/4 corner of Section 34, Township 2 South, Range 1 East, Salt Lake Base and Meridian, said point also being the Northwest corner of Lot 7, Val-De-Neige Subdivision, according to the official plat thereof, and running thence South 89°41'22" East 132 feet along the Northerly line of said Lot 7, Val-De-Neige Subdivision to the Northeast corner of said Lot 7, Val-De-Neige and running thence North 0°17'02" East 359.72 feet; thence North 89°41'22" West 132 feet, more or less to the Easterly line of Pine Springs, Plat 1, according to the official plat; thence South 0°18'38" West 302.85 feet, more or less along the Easterly line of said Val-De-Neige Subdivision; thence South 56.85 feet, more or less along the Easterly line of said Lot 6, to the point of BEGINNING. (Containing 1.01 acres, more or less).

and

WHEREAS, Grantors are the fee owners of approximately 13.72 feet lying west of the right-of-way over which Grantees have requested a right-of-way so that they can have ingress and egress to the above-described right-of-way; and

WHEREAS, Grantors have agreed to convey to Grantees an easement and right-of-way over and across said 13.72 feet of property as further set forth by this agreement.

NOW, THEREFORE, in consideration of the mutual covenants and agreements as set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

1. NOLAN J. OLSEN and MARILYN J. OLSEN convey to T. JILL SEPPI and PAUL DAVID SEPPI, as Trustees of the T. JILL SEPPI FAMILY LIVING TRUST, an

easement and right-of-way for the purpose of ingress and egress to Grantors' property over and across the following property located in Salt Lake County, State of Utah:

BEGINNING at a point which is North 89°41'00" West 330.82 feet and South 0°08'21" West 571.40 feet from the center of Section 34, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 0°08'21" West 329.283 feet; thence North 89°41'00" West 198.00 feet; thence North 0°08'21" East 329.283 feet; thence South 89°41'00" East 198.00 feet to the point of BEGINNING. Contains 1.49 acres more or less.

2. That Grantees, in consideration of said right-of-way, agree to landscape Grantors' property on the west side of said right-of-way commencing from where the present pine trees are located by placing pine trees on the west side of said right-of-way to the point where the scrub oak commences.

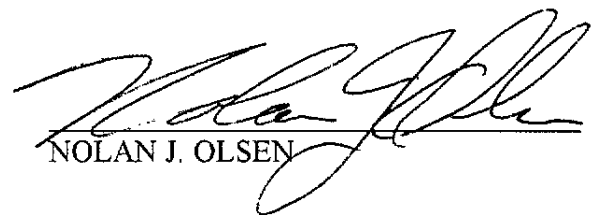
3. That Grantees shall construct the roadway for ingress and egress from the right-of-way over and across the property of Grantors in such a manner that the Grantees' family and guests will not damage the property of Grantors lying to the east wherein Grantors have lawn and other landscaping.

4. That Grantors and/or their family or guests will not park on the right-of-way near said easement and roadway to Grantors' property, and Grantees will ensure that their family and/or guests will not park on the lawn of Grantors and will not damage Grantors' property. In the event any damage occurs, Grantees will immediately make such repairs as requested by Grantors.

5. That Grantees will provide a drip or sprinkling system for all trees and landscaping on Grantors' property lying west of the right-of-way and north of the easement as set forth herein.

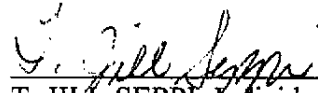
DATED the year and date first above written

GRANTORS

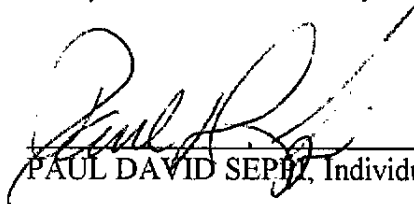

NOLAN J. OLSEN


MARILYN J. OLSEN

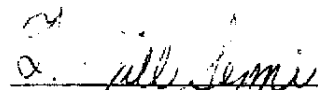
GRANTEES



T. JILL SEPPI, Individually



PAUL DAVID SEPPI, Individually



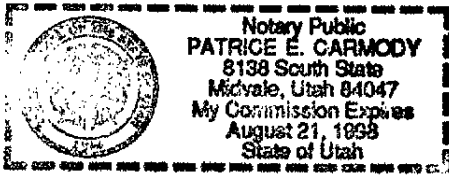
T. JILL SEPPI, as Trustee of the T. JILL
SEPPI FAMILY LIVING TRUST

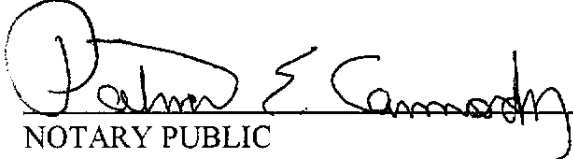


PAUL DAVID SEPPI, as Trustee of the
T. JILL SEPPI FAMILY LIVING TRUST

STATE OF UTAH)
 : SS
COUNTY OF SALT LAKE)

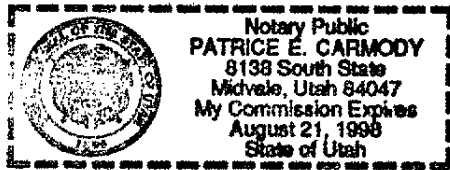
SUBSCRIBED AND SWORN to before me this 19th day of June, 1997, by NOLAN
J. OLSEN and MARILYN J. OLSEN, his wife.




NOTARY PUBLIC
Residing at Salt Lake County

STATE OF UTAH)
 : SS
COUNTY OF SALT LAKE)

SUBSCRIBED AND SWORN to before me this 19th day of June, 1997, by T. JILL
SEPPI, individually; PAUL DAVID SEPPI, individually; and T. JILL SEPPI and PAUL DAVID
SEPPI, as Trustees of the T. JILL SEPPI FAMILY LIVING TRUST.




NOTARY PUBLIC
Residing at Salt Lake County

6675191
06/24/97 11:38 AM 23.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
MERRILL TITLE
REC BY: D KILPACK , DEPUTY - WI