

Return To:
Robert J. Holmes
2859 East Wasatch Blvd.
Sandy, Utah 84092

GRANT OF DRIVEWAY EASEMENT

Agreement made this 26th day of March, 1998, between Susan H. Knight, Paul H. Holmes and Elna Kay B. Holmes, hereinafter referred to as Grantors and Robert J. Holmes, Trustee Under Terms of Trust Agreement dated December 21, 1978, hereinafter referred as Grantee.

WHEREAS, the Grantors are the same owners of the following described real property located in Salt Lake County, State of Utah:

LOTS 11 and 12, SILVER HAWK SUBDIVISION, according to the official plat thereof, as recorded in the office of the County Recorder of the said County.

WHEREAS, the Grantee is the owner of the following described real property located in Salt Lake County, State of Utah

LOT 19. SILVER HAWK SUBDIVISION NO. 2, according to the official plat thereof, as recorded in the office of the County Recorder of said County.

WHEREAS, the parties hereto are desirous of creating a Right of Way over and across the properties of the Grantors for the benefit of the property of the Grantee.

THEREFORE, in consideration, the receipt of which is hereby acknowledged.

1. The Grantors hereby Convey to the Grantee a perpetual non-exclusive easement for drive way purposes over and across the property of the Grantors at a location described as follows:

SEE ATTACHED EXHIBIT "A"

2. The parties agree that the term "driveway purposes" as used in this agreement shall mean Residential Driveway.
3. The Grantors and the Grantee hereby agree and declare that they shall be jointly responsible for any and all costs required for maintenance and repair of said driveway easement.
4. The parties agree that this easement shall run with the land and shall be binding on and shall inure to the benefit of the parties hereto, their heirs, successors or assigns.

ACCOMMODATION RECORDING ONLY
FIRST AMERICAN TITLE MAKES NO
REPRESENTATION AS TO CORRECTNESS
OF TITLE NOR DOES IT ACCEPT
ANY RESPONSIBILITY FOR THE
SUFFICIENCY OR AFFECT OF THE DOCUMENT

6905509

FIRST AMERICAN TITLE
RJ# 473687

BK7922 pg 2685
3/19/98 2:26 PM

Dated this 26th day of March, 1998.

Grantors:

Susan H. Knight
Susan H. Knight

Paul H. Holmes
Paul H. Holmes

Elna Kay B. Holmes
Elna Kay B. Holmes

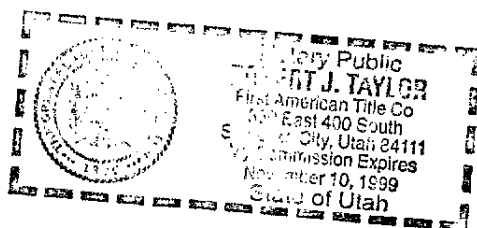
Grantee:

Robert J. Holmes, Trustee
Robert J. Holmes, Trustee
under Terms of Trust Agreement
dated December 21, 1978.

BK7922PG2686

STATE OF UTAH)
 ss.
COUNTY OF SALT LAKE)

On the 26th day of March, 1998, personally appeared before me Robert J. Holmes, Trustee Under Terms of Trust Agreement dated December 21, 1978 the signer of the foregoing instrument, who duly acknowledged to me that he executed the same.

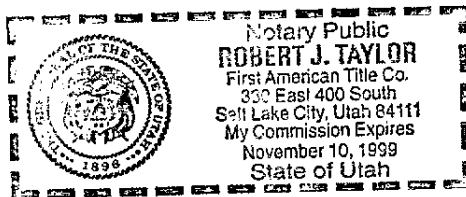


Robert J. Taylor
Notary Public

BK7922PG2687

STATE OF UTAH)
 ss.
COUNTY OF SALT LAKE)

On the 26th day of March, 1998, personally appeared before me Susan H. Knight, Paul H. Holmes and Elna Kay B. Holmes, the signers of the foregoing instrument, who duly acknowledged to me that they executed the same.



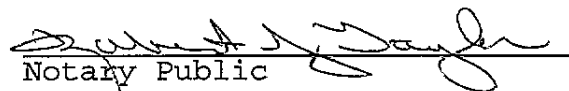

Notary Public

Exhibit "A"

Non-Exclusive Access Driveway Easement to Lot 19 of the recorded plat, SILVER HAWK SUBDIVISION NO. 2, said Right of Way being described as follows:

Part of the Northwest quarter of Section 14, Township 2 South, Range 1 East, Salt Lake Base and Meridian described as follows:

BEGINNING at a point on the end of Silver Hawk Drive, said point lies North 682.60 feet and West 240.80 feet from the center of said Section 14 and running thence North 15°30'00" West 34.11 feet to a point of curve; thence Northwesterly 49.74 feet along a 40.00 foot radius curve to the left (chord and bearing - North 51°07'30" West 46.60 feet) to a point of reverse curve; thence Northwesterly 83.32 feet along an 88.00 foot radius curve to the right (chord and bearing - North 59°37'30" West 80.24 feet) to a point of tangency; thence North 32°30'00" West 138.51 feet to a point of curve; thence Westerly 34.26 feet along a 26.00 foot radius curve to the left (chord and bearing North 70°15'00" West 31.83 feet) to a point of change of curve; thence Southwesterly 6.57 feet along a 42.00 foot radius curve to the left to a point (radius point bears South 26°57'47" East) on said 42.00 foot radius curve; thence North 26°57'47" West 20.00 feet; thence North 25°05'00" West 32.19 feet to the South line of Lot 19 of Silver Hawk Subdivision No. 2; thence South 82°00'00" East 23.87 feet along said South line; thence South 25°05'00" East 22.12 feet to a point (radius point bears South 4°44'16" East) on a 46.00 foot radius curve to the right; thence Southeasterly 49.97 feet along said curve (chord and bearing South 63°37'08" East 47.55 feet) to a point of tangency; thence South 32°30'00" East 138.51 feet to a point of curve; thence Southeasterly 64.38 feet along a 68.00 foot radius curve to the left (chord and bearing South 59°37'30" East 62.01 feet) to a point of change of curve; thence Southeasterly 74.61 feet along a 60.00 foot radius curve to the right (chord and bearing - South 51°07'30" East 69.90 feet) to a point of tangency; thence South 15°30'00" East 37.50 feet to a point (radius point bears South 5°50'23" West) on a 50.00 foot radius to the left (said point lies on the end of Silver Hawk Drive) thence Westerly 20.43 feet along said curve to the left (chord bearing South 84°08'07" West 20.29 feet) to the point of beginning.

* * *

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03/27/98 11:54 AM 18.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
FIRST AMERICAN TITLE
REC BY: R JORDAN , DEPUTY - WI

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