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WHEN RECORDED, MAIL TO:
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Salt Lake City, Utah 84111

7323412
04/15/99 11:47 AM 28.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
CRAIG C TERRY
201 S MAIN ST STE 1800
SLC UT 84111
REC BY:Z JOHANSON DEPUTY - WI

Space Above for Recorder's Use Only

**EASEMENT DEED
FOR ACCESS
AND
FOR UNDERGROUND WATER AND SEWER LINES**

FOR TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, **LILJENQUIST INVESTMENT COMPANY, LTD.**, a Utah limited partnership with its principal office located at 5205 South 300 West, Salt Lake City, Salt Lake County, State of Utah 84107 (herein called "Grantor"), **HEREBY CONVEYS AND WARRANTS UNTO, TIMBERCRAFTS OF UTAH, INC.**, a Utah corporation with its principal office located at 2249 South 2700 West, Salt Lake City, Salt Lake County, State of Utah 84119, its successors and assigns in interest in the Dominant Tenement, as hereinafter defined (herein collectively called "Grantee"), the following two (2) easements:

1. A PERPETUAL, NONEXCLUSIVE EASEMENT for pedestrian and vehicular ingress to the Dominant Tenement from Servient Tenement No. 1, as hereinafter defined, in order to provide ingress to the Dominant Tenement from both (a) the dedicated public right-of-way commonly known as the 2100 South Street Frontage Road which is contiguous with the most northerly boundary of Servient Tenement No. 1, and (b) the private right-of-way commonly known as Links Drive which is contiguous with the most southerly boundary of Servient Tenement No. 1, and for pedestrian and vehicular egress from the Dominant Tenement to Servient Tenement No. 1, in order to provide egress from the Dominant Tenement both to said 2100 South Street Frontage Road and to said Links Drive,

OVER, ALONG, UPON AND ACROSS all those portions of that certain real property situated in the City of West Valley, County of Salt Lake, State of Utah, more particularly described on **Exhibit A** attached hereto and by this reference made a part hereof, which are from time to time improved for roadway and pedestrian access purposes (herein called "Servient Tenement No. 1"),

FOR THE BENEFIT OF AND APPURTENANT TO that certain real property situated in the City of West Valley, County of Salt Lake, State of Utah, more particularly described on **Exhibit B** attached hereto and by this reference made a part hereof, and each and every part thereof, including, without limitation, any and all lots, parcels and/or condominium projects (and any and all buildings, condominiums and other improvements situated upon or within the same) which now exist or which may be developed within said real property in the future (herein called the Dominant Tenement"); and

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2. A PERPETUAL, NONEXCLUSIVE EASEMENT (a) to install, use, keep, maintain, repair and replace, as required, underground culinary water lines serving the Dominant Tenement which connect to the existing underground culinary water line previously installed by Grantor and situated within Servient Tenement No. 2, as hereinafter defined, (b) to install, use, keep, maintain, repair and replace, as required, underground sanitary sewer lines serving the Dominant Tenement which connect to the existing underground sanitary sewer line previously installed by Grantor and situated within the Servient Tenement No. 2, and (c) to allow the new utilities lines referred to in the preceding provisions of this paragraph to use the existing respective underground culinary water line and sanitary sewer line previously installed by Grantor and situated within Servient Tenement No. 2 to provide those respective utility services to the Dominant Tenement,

IN, UNDER, THROUGH, ALONG AND ACROSS that certain real property situated in the City of West Valley, County of Salt Lake, State of Utah, more particularly described as Parcel 1 on **Exhibit A** attached hereto and by this reference made a part hereof (herein called "Servient Tenement No. 2"),

FOR THE BENEFIT OF AND APPURTENANT TO the Dominant Tenement, as hereinabove defined;

RESERVING UNTO GRANTOR, its successors and assigns in interest in Servient Tenements No. 1 and No. 2 (the "Servient Tenements"), the right to use the Servient Tenements for any and all purposes that do not unreasonably interfere with the use thereof by Grantee for the purposes herein specified;

ALSO RESERVING UNTO GRANTOR, its successors and assigns in interest in the Servient Tenements, the exclusive right, in its sole and absolute discretion, but at its sole cost and expenses and without any reimbursement whatsoever by Grantee, to alter the course, modify the width, or otherwise change in any way the dimensions and/or location of the Servient Tenements at any time and from time to time in such manner as Grantor, in its sole and absolute discretion, may determine, so long as no such change substantially impairs or materially interrupts Grantee's use of the easements hereby granted for the purposes herein specified;

SUBJECT TO those certain exceptions to title, but only to those certain exceptions to title, more particularly described on **Exhibit C** attached hereto and by this reference made a part hereof.

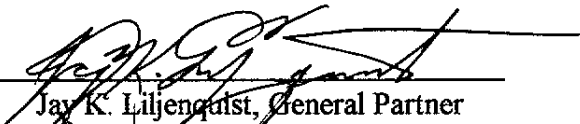
BY ACCEPTANCE of this Instrument, Grantee covenants and agrees (a) that all activities which Grantee undertakes in connection with the exercise of the easement referred to above in paragraph 2 of this Instrument shall be undertaken at Grantee's sole cost and expense and without any reimbursement whatsoever by Grantor, and (b) that immediately following the exercise any of Grantee's rights under the easement referred to above in paragraph 2 of this Instrument which disturbs the surface of Servient Tenement No. 2, Grantee shall, at its sole cost

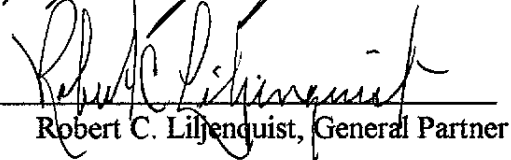
and expense and without any reimbursement whatsoever by Grantor, restore all land and/or improvements of Servient Tenement No. 2 substantially to the same condition in which the same existed immediately prior to said exercise of Grantee's rights.

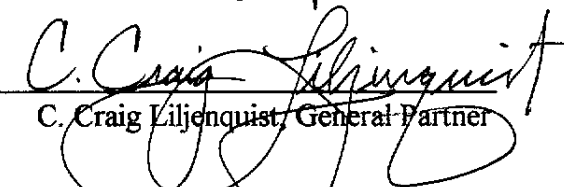
IN WITNESS WHEREOF, Grantor has executed this Easement Deed 7th day of April, 1999.

GRANTOR:

**LILJENQUIST INVESTMENT COMPANY,
LTD.**, a Utah limited partnership

By 
Jay K. Liljenquist, General Partner

By 
Robert C. Liljenquist, General Partner

By 
C. Craig Liljenquist, General Partner

ACCEPTED AND AGREED TO this 9th day of April, 1999.

GRANTEE:

TIMBERCRAFTS OF UTAH, INC.
a Utah corporation

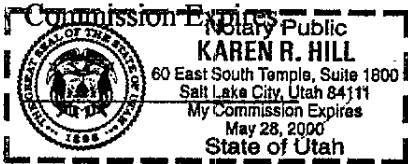
By: 
William B. Shafer, President

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STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 7th day of April, 1999, by **JAY K. LILJENQUIST, ROBERT C. LILJENQUIST and C/ CRAIG LILJENQUIST**, the General Partners of LILJENQUIST INVESTMENT COMPANY, LTD., a Utah limited partnership.

Karen R. Hill
NOTARY PUBLIC
Residing at: Salt Lake City, Ut My

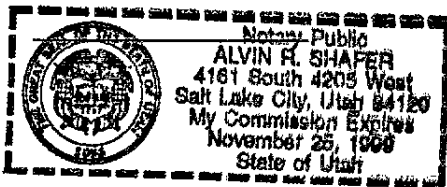


STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 9th day of April, 1999, by **WILLIAM B. SHAFER**, President of TIMBERCRAFTS OF UTAH, INC., a Utah corporation.

Alvin R. Shafer
NOTARY PUBLIC
Residing at: Salt Lake, Ut My

Commission Expires:



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EXHIBIT A

Legal Description of the Servient Tenement

Parcel 1

Beginning at a point on the quarter section line, said point being South 89°53'20" East 597.32 feet along the quarter section line from the Center of Section 19, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and running;

thence North 0°00'32" West 733.99 feet;

thence northeasterly 360.36 feet along the arc of a 904.93 foot radius curve to the right, (center bears North 89°59'28" East and long chord bears North 11°23'57" East 357.98 feet, with a central angle of 22°48'58");

thence northeasterly 240.46 feet along the arc of a 710.38 foot radius curve to the left, (center bears North 67°11'34" West and long chord bears North 13°06'36" East 239.31 feet, with a central angle of 19°23'40");

thence northwesterly 24.46 feet along the arc of a 15.00 foot radius curve to the left, (center bears North 86°35'14" West and long chord bears North 43°17'53" West 21.84 feet, with a central angle of 93°25'18");

thence South 89°59'28" West 189.83 feet ;

thence northwesterly 1149.88 feet along the arc of a 730.12 foot radius curve to the right, (center bears North 0°00'32" West and long chord bears North 44°53'26" West 1034.67 feet, with a central angle of 90°14'12");

thence North 0°13'40" East 507.60 feet to the south line of the 2100 South Street Frontage Road;

thence South 89°46'20" East 66.00 feet along the south line of the said 2100 South Street Frontage Road;

thence South 0°13'40" West 507.60 feet;

thence southeasterly 1045.93 feet along the arc of a 664.12 foot radius curve to the left, (center bears South 89°46'20" East and long chord bears South 44°53'26" East 941.14 feet, with a central angle of 90°14'12");

thence North 89°59'28" East 273.94 feet;

thence southerly 39.56 feet along the arc of a 418.59 foot radius curve to the left, (center bears South 84°35'41" East and long chord bears South 2°41'54" West 39.54 feet, with a central angle of 5°24'51");

thence southerly 309.17 feet along the arc of a 776.38 foot radius curve to the right, (center bears South 89°59'28" West and long chord bears South 11°23'57" West 307.13 feet, with a central angle of 22°48'58");

thence southerly 334.08 feet along the arc of a 838.93 foot radius curve to the left, (center bears South 67°11'34" East and long chord bears South 11°23'57" West 331.87 feet, with a central angle of 22°48'58");

thence South 0°00'32" East 734.13 feet to the quarter section line;

thence North 89°53'20" West 66.00 feet along the quarter section line to the point of beginning.

Parcel 2

Beginning at a point South 89°50'50" East 301.013 feet along the quarter section line from the Center of Section 19, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 89°50'50" East 362.307 feet to the southeast corner of the Liljenquist Investment property; thence North 00°01'58" East 33.000 feet along the east line of said Liljenquist property; thence North 89°50'50" West 184.951 feet; thence Southwesterly 174.992 feet along a 492.110 foot radius curve to the left (Delta = 20°22'27" and long chord bears South 79°57'56" West 174.072 feet); thence South 69°46'43" West 6.357 feet to the point of beginning.

Parcel 3

Beginning at a point on the east line of the Liljenquist Investment Company property, said point also being South 89°50'50" East 663.320 feet along the Quarter Section Line and North 00°01'58" East 33.000 feet from the Center of Section 19, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and running thence along the northerly right-of-way line of LINKS DRIVE, a proposed 66 foot wide right-of-way, for the following three courses:

1. South 89°50'50" East 61.890 feet,
 2. Southeasterly 303.332 feet along a 2752.000 foot radius curve to the right (Delta = 06°18'55" and long chord bears South 86°41'23" East 303.178 feet),
 3. Southeasterly 296.056 feet along a 2686.000 foot radius curve to the left (Delta = 06°18'55" and long chord bears South 86°41'23" East 295.906 feet) to the east line of the Timbercrafts of Utah, Inc. property;
- thence North 89°50'50" West 659.996 feet along said Quarter Section Line;
thence North 00°01'58" East 33.000 feet to the point of beginning.

EXHIBIT B

Legal Description of the Dominant Tenement

Parcel 1

Beginning at a point on the quarter section line, said point being South 89°53'20" East 663.32 feet from the center of Section 19, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and running;

thence North 0°00'32" West 363.000 feet;

thence South 89°53'20" East 660.000 feet to the 1/16th line;

thence South 0°00'32" East 363.000 feet along said 1/16th line to the quarter section line;

thence North 89°53'20" West 660.000 feet along said quarter section line to the point of beginning.

Contains 5.500 acres

Parcel 2

Beginning at a point South 89°53'20" East 663.32 feet along the quarter section line and North 0°00'32" West 363.000 feet from the center of Section 19, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and running;

thence North 0°00'32" West 198.000 feet;

thence South 89°53'20" East 660.000 feet to the 1/16th line;

thence South 0°00'32" East 198.000 feet along said 1/16th line;

thence North 89°53'20" West 660.000 feet to the point of beginning.

Contains 3.000 acres

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EXHIBIT C

Permitted Exceptions to Title

1. Taxes for the year 1999 now a lien, not yet due.
2. The property is included within the boundaries of Granger-Hunter Improvement District, for the purpose of supplying water and sewage facilities to said District, and is subject to the assessments of said District for the same.
3. The property is included within the incorporated city limits of West Valley City, a municipal corporation of the State of Utah, and is subject to any special assessments for improvements or services as may be therein provided.
4. A right of way and easement for electric distribution and incidental purposes, as created in favor of Utah Power & Light Company by Easement recorded February 9, 1981, as Entry No. 3532274 in Book 5211 at page 386 of Official Records.
5. A right of way and easement for electrical distribution and incidental purposes, as created in favor of Utah Power & Light Company by Easement recorded February 9, 1981, as Entry No. 3532275 in Book 5211 at page 388 of Official Records.
6. A right of way and easement for buried communication facilities and incidental purposes, as created in favor of The Mountain States Telephone and Telegraph Company by Right of Way Easement recorded January 25, 1981, as Entry No. 3578763 in Book 5264 at page 128 of Official Records.
7. A right of way and easement 10 feet in width for electric distribution and incidental purposes, as created in favor of Utah Power & Light Company by Easement recorded November 12, 1982, as Entry No. 3729164 in Book 5419 at page 1008 of Official Records.
8. The fact that Grantor may not have any right, title or interest in Parcel 3 more particularly described on Exhibit A.