

00732537

B: 1454 P: 1539 Fee \$40.00
Carri R. Jeffries, Iron County Recorder Page 1 of 4
08/22/2019 04:10:26 PM By PLATT & PLATT INC

WHEN RECORDED MAIL TO:
Utah Department of Transportation
Region Four Permits
1470 North Airport Road
Cedar City, UT 84721

Tax ID No. A-722-8
Iron County

FUTURE GRANT OF EASEMENT

4650 North State Route 130

Foster's Development LLC, a Utah Limited Liability Company, Grantor, hereby will GRANT and CONVEY to Associated Food Stores, Inc., a non-exclusive perpetual easement for ingress and egress over the property described in Exhibit A and shown on Exhibit B when the Associated Foods Stores, Inc. property is ready to develop or redevelop.

Foster's Development LLC property is Serial Number A-722-8, Account No. 493574, Iron County Records, and contains approximately 11.06 acres.

Foster's Development LLC or its successors or assigns will allow the construction or reconstruction of a common access to the properties. Associated Food Stores, Inc. will need to enter into an agreement with Foster's Development LLC concerning the access across Foster's Development LLC property, including construction and maintenance of the driveway. The easement to be granted is for the purpose of allowing ingress and egress to both properties from State Route No. 130.

Foster's Development LLC will keep the driveway clear of any and all obstructions and shall not allow any structures, vehicles or signs to be placed so close to the driveway as to inhibit free ingress and egress from either property. The access shall be used for all purposes reasonably necessary for the full use of the properties.

The access shall be subject to all restrictions specified by the Utah Department of Transportation Highway Encroachment Permit that must be obtained for the access.

DATED this 20 day of Aug, 2019.

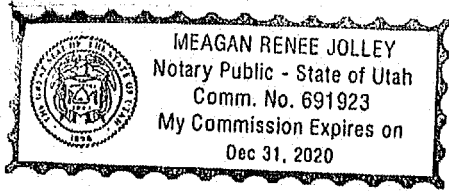
Foster's Development LLC
BY: *[Signature]*
ITS: Vice President

STATE OF UTAH)
 S.S.
COUNTY OF IRON)

The foregoing instrument was acknowledged before me this
20th day of August, 2019, by Neil Foster, for and
in behalf of Foster's Development LLC, the owner of the property
with Serial Number A-722-8.

[Signature]
NOTARY PUBLIC
Residing at: Cedar City, UT

My Commission Expires:
12/31/2020



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Exhibit "A"

Shared Access Easement

A Shared Access Easement over and across the following described property:

Beginning at a point which is situated S. 88°55'27" E. along the section line 1002.71 feet and S. 0°27'34" W. 808.04 feet from the N1/4 Corner of Section 14, Township 35 South, Range 11 West, Salt Lake Base and Meridian, thence S. 89°33'40" E. 337.14 feet more or less to the west line of SR-130, thence S. 0°27'34" W. 20.00 feet, thence N. 89°33'40" W. 337.14 feet, thence N. 0°27'34" E. 20.00 feet to the point of beginning.

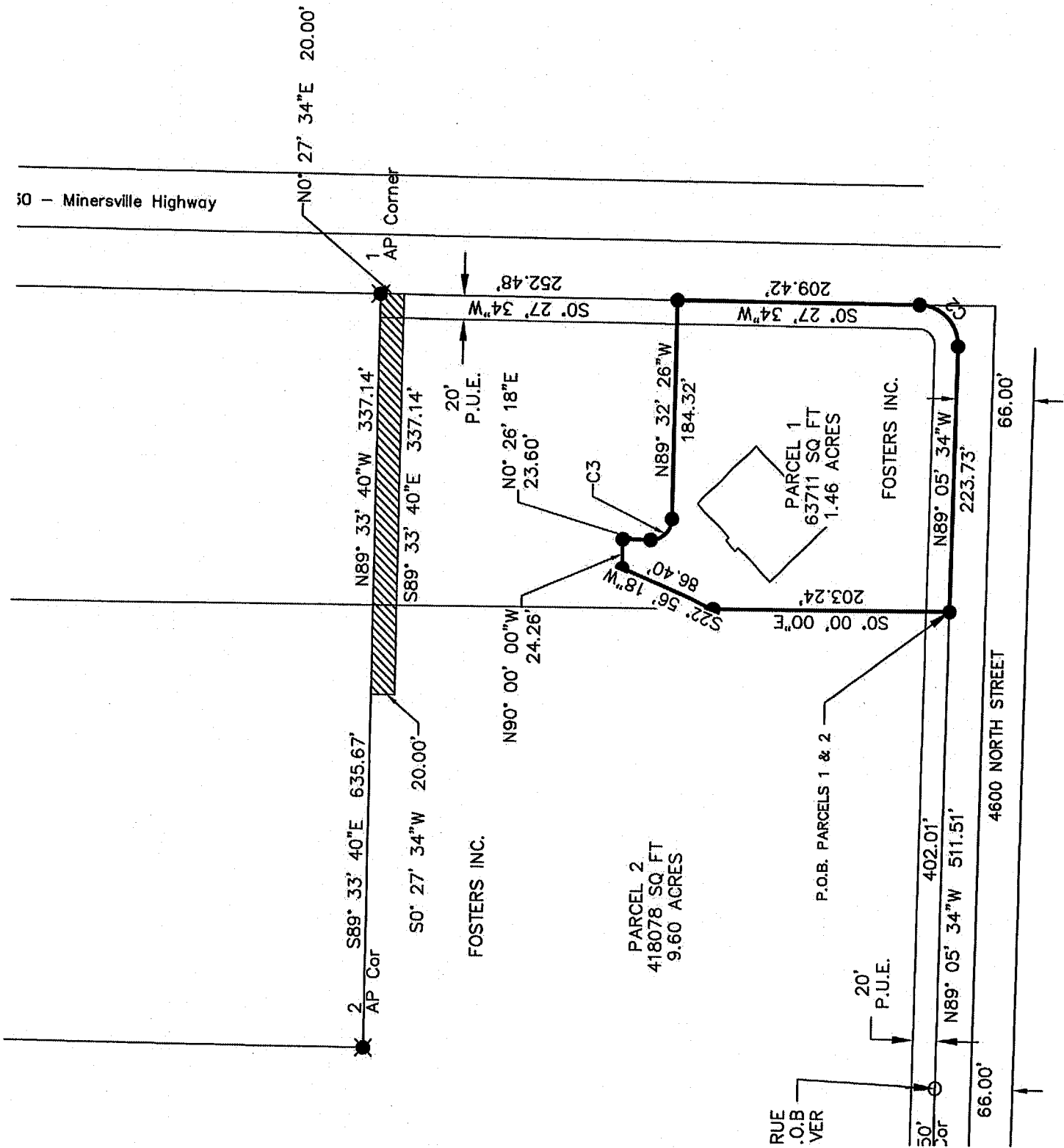
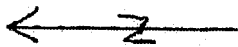
Contains 6,743 square feet

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Exhibit "B"



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