

WHEN RECORDED MAIL TO:  
Questar Gas Company  
P.O. Box 45360, Right-of-way  
Salt Lake City, UT 84145-0360

1060sequ.com

**RIGHT-OF-WAY AND EASEMENT GRANT**

UT 19555

7490351  
10/15/1999 10:21 AM 12.00  
NANCY WORKMAN  
RECORDER, SALT LAKE COUNTY, UTAH  
QUESTAR GAS COMPANY  
PO BOX 45360  
SLC UT 84145-0360  
BY: ZJH, DEPUTY - WI 2 P.

7490351

SEQUOIA DEVELOPMENT, INC.

a corporation of the State of Utah, Grantor, does hereby convey and warrant to Questar Gas Company, a corporation of the State of Utah, Grantee, its successors and assigns, for the sum of ONE DOLLAR (\$1.00) in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, a right-of-way and easement to lay, maintain, operate, repair, inspect, protect, remove and replace pipelines, valves, valve boxes and other gas transmission and distribution facilities (hereinafter collectively called "facilities"), said right-of-way being situated in the County of Salt Lake, State of Utah, and more particularly described as follows, to-wit:

Land of the Grantor located in Section 35, Township 2 South, Range 1 East, Salt Lake Base and Meridian.

Those areas designated as "Common Areas" (including private driveways, streets or lanes) as shown within LANTERN HILL @ WILLOW CREEK, a Planned Unit Development, according to the official plat as recorded in the office of the county recorder for Salt Lake County, State of Utah.

TO HAVE AND TO HOLD the same unto said Questar Gas Company, its successors and assigns, so long as such facilities shall be maintained, with the right of ingress and egress to and from said right-of-way to maintain, operate, repair, inspect, protect, remove and replace the same. During temporary periods, Grantee may use such portion of the property along and adjacent to said right-of-way as may be reasonably necessary in connection with construction, maintenance, repair, removal or replacement of the facilities. Grantor shall have the right to use said premises except for the purposes for which this right-of-way and easement is granted to Grantee, provided such use does not interfere with the facilities or any other rights granted to Grantee hereunder.

Grantor shall not build or construct, nor permit to be built or constructed, any building or other improvement over or across said right-of-way, nor change the contour thereof, without written consent of Grantee. This right-of-way shall be binding upon and inure to the benefit of the successors and assigns of Grantor and the successors and assigns of Grantee, and may be assigned in whole or in part by Grantee.

It is hereby understood that any parties securing this grant on behalf of Grantee are without authority to make any representations, covenants or agreements not herein expressed.

BK8316PG2915

IN WITNESS WHEREOF, Grantor has caused its corporate name and seal to be hereunto affixed this 20 day of SEPTEMBER, 1999.

SEQUOIA DEVELOPMENT, INC.

ATTEST:

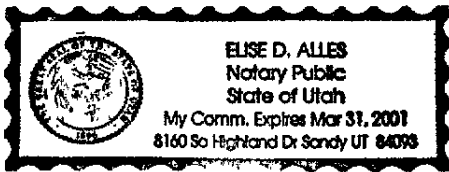
Kitt Ludlow  
(SEAL) Kitt Ludlow, Secretary

By: Kevin L. Ludlow  
Kevin L. Ludlow, President

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

On the 22<sup>nd</sup> day of September, 1999, personally appeared before me Kitt Ludlow, and Kevin L. Ludlow who, being duly sworn, did say that they are the Secretary and President, respectively, of Sequoia Development Inc., and that the foregoing instrument was signed on behalf of said corporation by authority of a resolution of its Board of Directors or its Bylaws, and said Secretary and President acknowledged to me that said corporation duly executed the same.

Elise D. Alles  
Notary Public



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