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02/05/2001 09:55 AM 16.00  
Book - 8421 Pg - 4867-4870  
BRADLEY A SNOW  
CHIEF DEPUTY RECORDER, SL CO, UT  
JOHN REESE  
760 S 700 E  
CENTERVILLE UT 84014  
BY: KCC, DEPUTY - WI 4 P.

RIGHT - OF -WAY AND EASEMENT GRANT  
UT 19880

J. DAVID NELSON, DENVER C. SNUFFER JR. AND ROBERT D. DAHLE,

Grantors, of Salt Lake County, State of Utah, do hereby convey and warrant UTAH OF DEPARTMENT TRANSPORTATION, a corporation o the State of Utah, Grantee, its successors and assigns, for the sum of ONE DOLLAR (\$1.00) in hand paid and other food and valuable consideration, receipt of which is hereby acknowledged, a right-of-way and easement lay, maintain, operate, repair, inspect, protect, remove and replace ATMS Communication lines. (hereinafter collectively called "facilities") through and across the following-described land and premises situated in the County of Salt Lake, State of Utah, to wit:

Land of the Grantors located in the Southwest Quarters of Section 18, Township 3 South, Range 1 East, Salt Lake Base and Meridian;

A 31 foot wide easement extending to the east 31 feet from the top back of an existing curb which runs along the east side of State Street, said 31 foot easement extending from the south boundary to the north boundary of Grantor's property at 10885 South State Street.

TO HAVE AND TO HOLD the same unto said Utah Department of Transportation, its successors and assigns, so long as such facilities shall be maintained with the right if ingress and egress to and from said right-of-way to maintain, operate, repair, inspect, 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, maintain, repair, removal of replacement of the facilities. Grantors shall have the right to use said premises except for the purpose for 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.

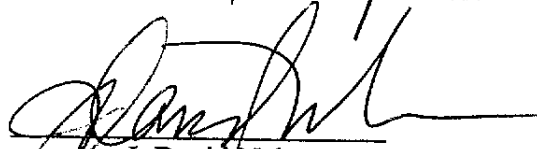
Grantors shall not build or construct, nor permit to be built or constructed, any building or other improvement over or across said right-of-way, nor change the contour thereof, without written consent of Grantee; provided, however, the nothing contained herein shall prohibit Grantor from building or constructing, or permitting to build or constructed curb and gutter, parking lots, sidewalks, pavements, landscaping or similar improvements over and across said right-of-way, so long as said improvements do not damage said facilities. This right-of-way shall be binding upon and inure to the benefits of the successors and assigns of Grantors and the successors and assigns of Grantee, and be assigned in whole or in part by Grantee.

BK8421 PG4867


Grantee, following the installation or maintenance, of the facilities, shall restore the surface of the right-of-way and easement, and any improvements, to, as near as practicable, the condition of the surface, prior to said installation or maintenance.

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.


WITNESS the execution here of this 2 day of February, 2001.



J. David Nelson



Denver C. Snuffer Jr.



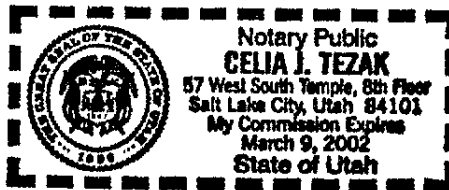
Robert D. Dahle

On the 2 Day of February, 2001, personally appeared before me

I. David Nelson, Denver C. Sumpter, Jr. and  
Robert D. Dahlé

The signers of the forgoing instruments, who duly acknowledged to me that they executed the same.

Celia J. Tezak  
Notary Public



BK8421 PG4869

VTDI 28-18-354-037-0000 DIST 36D TOTAL ACRES 0.99  
NELSON, J DAVID; ET AL PRINT P UPDATE REAL ESTATE 404100  
LEGAL BUILDINGS 669600  
% NELSON, SNUFFER & DAHLE TAX CLASS NE MOTOR VEHIC 0  
10885 S STATE ST EDIT 1 FACTOR BYPASS TOTAL VALUE 1073700  
SANDY UT 84070410485

LOC: 10885 S STATE ST EDIT 1 BOOK 8308 PAGE 4301 DATE 09/13/1999  
SUB: TYPE UNKN PLAT

02/05/2001 PROPERTY DESCRIPTION FOR TAXATION PURPOSES ONLY  
BEG S 89-35'40" E 187.13 FT & N 0-03'20" W 705.35 FT & S  
89-35'40" E 3 FT FR SW COR SEC 18, T 3S, R 1E, SLM; N 0-03'  
20" W 145.2 FT; S 89-35'40" E 297 FT; S 0-03'20" E 145. FT;  
N 89-35'40" W 297 FT TO BEG. 0.99 AC M OR L. 6512-2846, 2847  
6090-1856 6004-2080 4954-799 6578-2754 6617-1689 6826-0438  
8251-5260  
\*\*\* NELSON, J DAVID; 3/8 INT  
\*\*\* SNUFFER, DENVER C JR; 1/4 INT  
\*\*\* DAHLE, ROBERT D; 3/8 INT

PFKEYS: 1=VTNH 2=VTOP 4=VTAU 6=NEXT 7=RTRN VTAS 8=RXMU 10=RXBK 11=RXPN 12=PREV

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