

WHEN RECORDED MAIL TO:

Questar Regulated Services Company
P.O. Box 45360, Right-of-way
Salt Lake City, UT 84145-0360
1508shad.ce; RW01

7837212
03/06/2001 01:01 PM 16.00
Book - 8431 Pg - 5482-5485
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
QUESTAR REGULATED SERVICES
PO BOX 45360
SLC UT 84145-0360
BY: ZJM, DEPUTY - WI 4 P.

7837212

Space above for County Recorder's use
PARCEL I.D.# 22-29-230-185

RIGHT-OF-WAY AND EASEMENT GRANT
RW 20163

SHADOW RIDGE CONDOMINIUM OWNERS' ASSOCIATION,

a non-profit corporation of the State of Utah

"Grantor(s)", do(es) 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 (referred to in this Grant as the "Easement") to lay, maintain, operate, repair, inspect, protect, remove and replace pipelines, valves, valve boxes and other gas transmission and distribution facilities (referred to in this Grant collectively as "Facilities") as follows: Eight feet on each side of the centerlines shown on the attached plat, designated Exhibit "A", and by reference made a part of this Grant, which centerlines are within that certain development known as SHADOW RIDGE CONDOMINIUMS, in the vicinity of 7200 South Union Park Ave., Salt Lake County, Utah, which development is more particularly described as:

Land of the Grantor located in the Northeast Quarter of Section 29, Township 2 South, Range 1 East, Salt Lake Base and Meridian;

Those areas designated as "Common Area", within the SHADOW RIDGE CONDOMINIUMS, according to the official plat, on file with the Salt Lake County Recorder, Salt Lake County, State of Utah;

TO HAVE AND TO HOLD the same unto its successors and assigns, so long as Grantee shall require, with the right of ingress and egress to and from the Easement to maintain, operate, repair, inspect, protect, remove and replace the Facilities. During temporary periods, Grantee may use such portion of the property along and adjacent to the Easement as may be reasonably necessary in connection with construction, maintenance, repair, removal or replacement of the Facilities. Grantor(s) shall have the right to use the surface of the Easement except for the purposes for which this Easement is granted provided such use does not interfere with the

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Facilities or any other rights granted to Grantee by this Grant.

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

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 person(s) securing this Grant on behalf of Grantee are without authority to make any representations, covenants or agreements not expressed in this Grant.

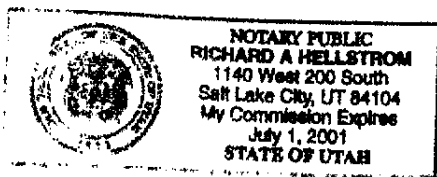
WITNESS the execution hereof this 14 day of February, 2001.

Shadow Ridge Condominium
Owners' Association

By Linde M. Safsten
President

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

On the 14th day of February, 2001, personally appeared before me Linde M. Safsten, who, being duly sworn, did say that they are the President, of Shadow Ridge Condominium Owners' Association, 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 Linde M. Safsten acknowledged to me that said corporation duly executed the same.



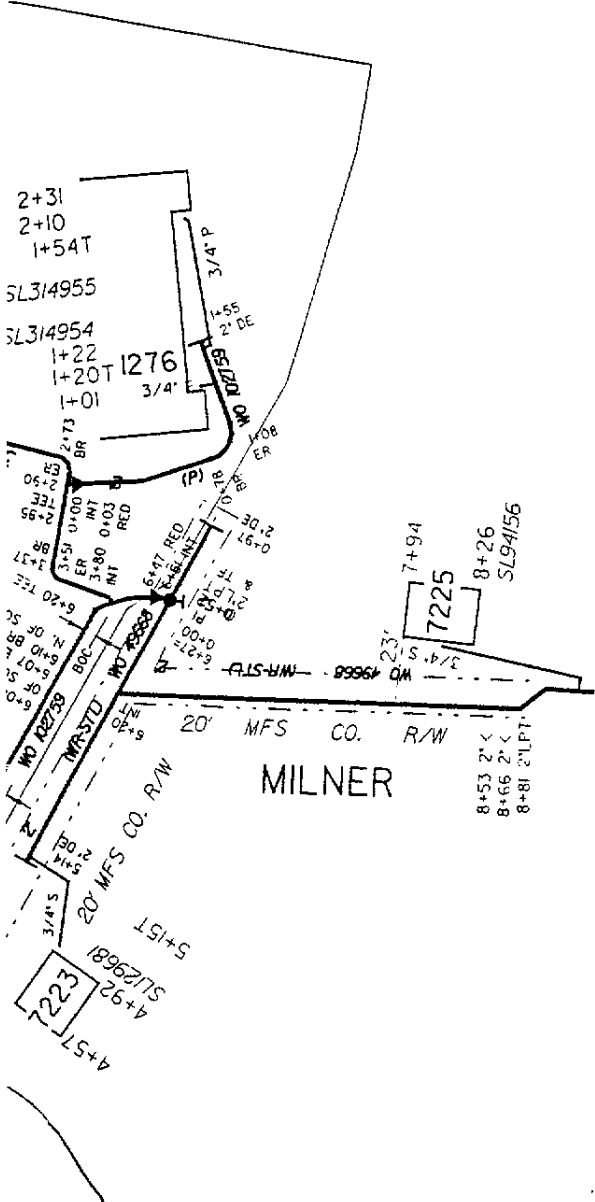
[Signature]
Notary Public

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NO SCALE



QUESTAR Gas



Proposed 16.0 foot Right-of-Way

EXHIBIT "A"

ALL RIGHTS OF WAY TO BE 16' IN WIDTH, WITH CENTER OF RIGHT OF WAY TO BE THE SAME AS PROPOSED GAS.

CAUTION!

DO NOT INSTALL GAS MAIN CLOSER THAN 10 FT TO ANY STRUCTURE.