

00804860 B: 1642 P: 209

B: 1642 P: 209 Fee \$40.00

Carri R. Jeffries, Iron County Recorder - Page 1 of 2

05/08/2023 02:38:34 PM By: COTTONWOOD TITLE INSURANCE AGENCY,

**ACCESS EASEMENT**

WHEN RECORDED RETURN TO:

Checketts Law, Inc.  
c/o Tom Checketts  
182 South 1950 East  
Layton, UT 84040

Tax Parcel IDs: B-1214-0000-0000; B-1214-0002-0000; and B-1236-0000-0000

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THIS ACCESS EASEMENT is granted by WAYNE A. SMITH FAMILY LIMITED PARTNERSHIP ("Smith") effective as of May 3, 2023 (the "Effective Date").

- A. Smith owns tax parcel B-1214-0000-0000 (the "Smith Property").
- B. Cedar Storage Partners, LLC, ("Cedar Storage") owns tax parcels B-1214-0002-0000; and B-1236-0000-0000 (the "Cedar Storage Property").
- C. The Smith Property and the Cedar Storage Property are adjacent to each other and North of where 935 West currently dead ends.
- D. Previously, Smith granted an access easement from the terminus of 935 West across the corner of the Smith Property for the benefit of the Cedar Storage Property. The Parties now desire to memorialize that easement as set forth below.

Smith hereby grants and conveys an access and utility easement for the benefit of the Cedar Storage Property from 935 west across the Smith Property to the Cedar Storage Property. The area of the easement is more particularly described as follows (the "Easement Area"):


COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 10, TOWNSHIP 36 SOUTH, RANGE 11 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N89°22'36"E, ALONG THE SECTION LINE, 893.66 FEET; THENCE DEPARTING SAID SECTION LINE AND RUNNING S00°17'27"E, 673.98 FEET TO THE POINT OF BEGINNING; SAID POINT BEING THE NORTHWEST CORNER OF 935 WEST STREET; THENCE DEPARTING SAID CORNER AND RUNNING N00°17'27"W, ALONG THE EAST LINE OF IRON COUNTY TAX PARCEL B-1214-0002-0000, 40.00 FEET; THENCE DEPARTING SAID LINE AND RUNNING N89°42'33"E, 50.00 FEET; THENCE S00°17'27"E, 40.00 FEET TO THE NORTHEAST CORNER OF SAID 935 WEST STREET; THENCE S89°42'33"W, ALONG THE NORTH LINE OF SAID STREET, 50.00 FEET TO THE POINT OF BEGINNING.


Part of tax parcel number: B-1214-0000-0000.

Nothing in this access easement agreement prohibits Smith from dedicating the Easement Area to the public.

Smith signs and agrees to this Access Easement as of the Effective Date.

WAYNE A. SMITH LIMITED PARTNERSHIP

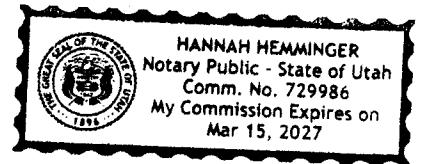
  
Wayne A. Smith

  
Maria S. Smith

State of Utah )  
                  ss  
County of Iron )

Subscribed and sworn to before me on this 4 day of May, 2023, by Maria S. Smith and Wayne A. Smith who acknowledged that they signed this Quitclaim Deed for and on behalf of the Wayne A. Smith Limited Partnership.

Witness my official hand and seal.



  
(Notary signature)