

00812357

B: 1661 P: 367 Fee \$40.00
Carri R. Jeffries, Iron County Recorder Page 1 of 4
11/27/2023 01:27:10 PM By SOUTH CENTRAL UTAH TELEPHONE



COUNTY IRON

When Recorded Mail To:
South Central Utah Telephone
P.O. Box 432
Panguitch, Utah 84759

GRANT OF EASEMENT

We the undersigned, (whether one or more) Southern Utah Solar Property III, LLC of Iron County, State of Utah, "Grantor" for good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant unto South Central Utah Telephone Association, Inc. (the "Company"), and to its successors and assigns, the right to enter upon the real property of the undersigned and to operate vehicles and equipment thereon, which real property is situated in the County of Iron, State of Utah, and is more particularly described as follows:

Parcel Number: D-0433-0005-0000

Legal Description: See attached Exhibit "A"

Description of Easement: See attached Exhibit "B"

and, from time to time, to construct, reconstruct, excavate, install, inspect, repair, replace, further extend, operate and maintain on, above or under the above-described real property and/or in, upon or under all streets, roads or highways abutting said real property, a telephone line system, including, but not limited to, wires, above or below ground installation, and other facilities and appurtenances thereto, to cut, trim, or otherwise control the growth of trees and shrubbery that may interfere with or threaten to endanger the operation and maintenance of said line or system.

The undersigned agree that all poles, wires, installations of other facilities and appurtenances, including all telephone equipment, installed on the said real property at Company's expense, shall remain the property of the Company, removable at the option of the Company. Such rights shall be reasonably exercised, and the Company shall be liable for any damage negligently done by it to the above-described real property.

The undersigned agree that non-use of the rights granted hereunder for any period of time shall not constitute abandonment of such rights, or any of them.

The Grantor reserves the right to occupy, use, and cultivate said property for all purposes not inconsistent with the rights herein granted.

See Page 2

Notary Public

GRANTOR(S):

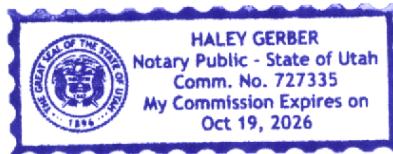
Russell Reber

State of Utah

County of Iron)

On this 16th day of November, 2023, before me the undersigned Notary Public in and for the State of Utah, personally appeared Russell Reber the signer(s) of the above instrument and duly acknowledged to me that he (she) (they) executed the same.

Hayley Gerber



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Exhibit "A"

Beginning at the East quarter corner of Section 25, Township 34 South, Range 12 West, Salt Lake Base and Meridian; running thence North 89°41'16" West along the quarter section line 62.04 feet to a point on the East right-of-way line of Lund Highway; running thence North 31°34'56" West along said East line 1552.00 feet; thence departing said East line running North 89°30'53" East 875.85 feet to the East line of said Section 25; thence leaving said East line entering into Section 30, Township 34 South, Range 11 West, running North 89°30'53" East 1341.56 feet; running thence South 00°19'33" West 1328.98 feet to a point on the East-West quarter section line of said Section 30; running thence South 89°28'20" West along said quarter section line 1334.97 feet to the point of beginning.

EXHIBIT "B"

FIBER OPTIC EASEMENT FOR SOUTH CENTRAL COMMUNICATIONS, 3.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE.

BEGINNING AT A POINT N89°28'20"E ALONG THE 1/4 SECTION LINE 1334.97 FEET FROM THE WEST 1/4 CORNER SECTION 30, T35S, R11W, S.L.B.&M., SAID POINT BEING THE SOUTHEAST CORNER OF THE SW1/4 NW1/4 SAID SECTION; RUNNING THENCE N00°19'33"E ALONG THE EAST LINE OF SAID 1/4 6.61 FEET TO THE TRUE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE RUNNING N30°00'36"W 6.45 FEET; THENCE N14°43'30"W 5.83 FEET; THENCE N04°15'16"W 18.76 FEET; THENCE N00°35'17"W 1278.05 FEET; THENCE N78.45'22"W 71.69 FEET TO A POINT ON THE NORTH LINE OF SAID SW1/4 NW1/4 OF SAID SECTION 30 AND POINT OF ENDING.

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