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WHEN RECORDED, PLEASE MAIL TO:

Herbert G. Wilcox  
Walker Bank & Trust Co.  
175 South Main Street  
S.L.C., Utah 84111

RUTH EAMES OLSEN  
WEBER COUNTY CLERK

DEPUTY *Joylene Shroyer*

AUG 18 9 38 AM '80

FILED AND RECORDED FOR

*Herbert G. Wilcox*

*\$8.50*  
817160

PLATTED  VERIFIED   
ENTERED  MICROFILMED

EASEMENT

MYRTLE R. BARKER, an individual, and MARVIN C. BARKER and MAURINE S. BARKER, husband and wife, as individuals ("Grantors"), for and in consideration of the sum of One Dollar and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, do hereby grant, bargain, sell and convey to WALKER BANK & TRUST CO., a Utah corporation ("Grantee"), an easement to construct, operate and maintain a surface water drainage pipe ~~\_\_\_\_\_~~ with related surface improvements upon, the following described property: *15-049-0009, 0020*

A parcel of land located in a part of the North-east 1/4 of Section 32, Township 7 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, being more particularly described as follows:

Beginning at a point on the West right of way of Washington Boulevard which is 254.69 feet North 0°15' East from the Southeast corner of lot 48, Plat B, North Ogden Survey and which point is also South 0°15' West 409.93 feet and North 89°45' West 66.00 feet from a Monument at the intersection of Washington Boulevard and 2600 North Street, the point of beginning, thence North 89°45' West 6.00 feet; thence South 0°15' West 254.69 feet to the North right of way line of 2550 North Street; thence South 89°45' East 6.00 feet to the West right of way line of Washington Boulevard; thence North 0°15' East 254.69 feet to the point of beginning (the "Easement").

The foregoing Easement shall be appurtenant to, shall inure to the benefit of and shall run with Grantee's estate in the land more particularly described on Exhibit "A" attached hereto and herein incorporated by reference, which estate arises by reason of that certain groundlease executed between

*15-049-0009, 0020, 0019*

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Grantors and Grantee on September 20, 1979, a Memorandum of which was recorded with the Weber County, Utah recorder on October 9, 1979 as entry number 791965 in Book 1326, Page 872 (the "Groundlease").

The Easement granted shall continue in full force and effect until the expiration and/or termination of the Groundlease; provided that upon the expiration or termination of the Easement, Grantee shall not be required to remove all or any part of the improvements constructed on or upon the Easement and, provided further, that if Grantee shall at any time purchase the property which is the subject of the Groundlease pursuant to exercise of Grantee's First Right of Refusal under the Groundlease, the Easement shall become perpetual.

The Grantee shall at all times have the right of full and free ingress and egress to the Easement for the purpose heretofore specified.

The covenants and agreements herein set forth shall extend and inure in favor and to the benefit of and shall be binding on the heirs, successors and assigns of the respective parties hereto.

DATED this 11 day of August 1980.

Myrtle R. Barker  
Myrtle R. Barker

Marvin C. Barker  
Marvin C. Barker

Maurine S. Barker  
Maurine S. Barker

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


On this 11<sup>th</sup> day of August, 1980, before me the undersigned, a Notary Public in and for the State of Utah, personally appeared MYRTLE R. BARKER, MARVIN C. BARKER and MAURINE S. BARKER, to me well known to be the persons described herein, and who executed the foregoing instrument, and they acknowledged before me that they executed the same for the purposes therein expressed, and in the capacity therein stated.

WITNESS MY HAND and official seal hereto affixed the day, month and year in this certificate first above mentioned.

*Linda Swank*

Notary Public  
Residing in Salt Lake County, UT

My Commission Expires:

 May 5, 1982

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EXHIBIT "A"

18-099-0019 /

Part of Lots 15 and 16, Plat "B" NORTH OGDEN SURVEY,  
in North Ogden City:

Beginning at a point on the West right of way of Washington Boulevard, 254.69 feet North 0°15' East, from the Southeast Corner of lot 48, Plat B, North Ogden Survey said point is also South 0°15' West, 409.93 feet and North 89°45' West, 66.00 feet from a Monument at the intersection of Washington Boulevard and 2600 North Street and running thence North 89°45' West, 170.00 feet; thence North 0°15' East, 210.00 feet; thence South 89°45' East, 170.00 feet to the West right of way line of Washington Boulevard; thence along said right of way line South 0°15' West, 210.00 feet to the point of beginning.