

WHEN RECORDED MAIL TO:

Questar Gas Company
P.O. Box 45360, Right-of-way
Salt Lake City, UT 84145-0360
FI99.victory.lc; RW01

Ent 334049 Bk 963 Pg 1993-1995
Date: 03-APR-2008 11:49AM
Fee: \$14.00 Check Filed By: MG
ELIZABETH PALMIER, Recorder
WASATCH COUNTY CORPORATION
For: QUESTAR GAS

Space above for County Recorder's use

PARCEL I.D.# Wasatch OWC-0189-2-31-026

Wasatch OWC-0113-0-025-025, Wasatch OWC-

73374, OWC-CD-2000-6, *Summit CD -2000 -6*

RIGHT-OF-WAY AND EASEMENT GRANT

UT 22696

VICTORY RANCH, L.C., A Utah Limited Liability Company and LARSEN REAL
ESTATE LLC, A Utah Limited Liability Company

"Grantor", does 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 30 feet in width to lay, maintain, operate, repair, inspect, protect, remove and replace pipelines, valves, valve boxes and other gas transmission and distribution facilities (hereinafter collectively called "facilities") through and across the following-described land and premises situated in the County of Wasatch and Summit, State of Utah, to-wit:

AN EASEMENT BEING 15.00 FEET EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, LOCATED IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SECTION 25, TOWNSHIP 2 SOUTH, RANGE 5 EAST, THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 31, BASIS OF BEARING FOR SAID PARCEL BEING SOUTH 89^{47'24"} WEST 5333.50 FEET (MEASURED) BETWEEN THE NORTHWEST CORNER OF SAID SECTION 31 AND SOUTH WEST CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 00^{01'08"} EAST ALONG THE SECTION LINE 1258.34 FEET AND EAST 387.80 FEET TO THE POINT OF BEGINNING; THENCE NORTH 72^{13'25"} WEST 395.97 FEET; THENCE SOUTH 51^{43'39"} WEST 220.44 FEET; THENCE NORTH 81^{53'35"} WEST 118.45 FEET; THENCE NORTH 64^{08'14"} WEST 118.20 FEET; THENCE NORTH 10^{05'57"} WEST 260.78 FEET; THENCE NORTH 45^{24'03"} WEST 404.11 FEET; THENCE NORTH 46^{40'40"} WEST 394.82 FEET; THENCE NORTH 60^{01'05"} WEST 573.83 FEET; THENCE NORTH 56^{45'53"} WEST 326.13 FEET; THENCE NORTH 40^{08'38"} WEST 307.94 FEET; THENCE NORTH 38^{26'37"} WEST 383.13 FEET; THENCE NORTH 58^{20'01"} WEST 521.02 FEET; THENCE NORTH 67^{45'21"} WEST 705.96 FEET; THENCE NORTH 17^{47'46"} WEST 619.04 FEET; THENCE NORTH 6^{02'13"} WEST 156.86 FEET; THENCE NORTH 28^{48'04"}

ENTRY NO. 00841296

04/03/2008 12:59:19 PM B: 1922 P: 1963

Right of Way PAGE 1/3

ALAN SPRIGGS SUMMIT COUNTY RECORDER

FEE 14.00 BY QUESTAR

EAST 245.72 FEET; THENCE NORTH 1°03'38" EAST 2977.24 FEET THENCE NORTH 38°23'52" WEST 316.59 FEET; TO POINT 15.00 FEET SOUTH OF URE RANCHES FENCE AND RUNNING PARALLEL THENCE WEST ALONG SAID FENCE NORTH 88°27'46" WEST 476.80 TO A POINT ON THE NORTHERLY EXTENSION OF THE WEST BOUNDARY OF THE GRANTOR'S PROPERTY, SAID POINT BEING NORTH 00°09'37" WEST 13.33 FEET FROM THE NORTHWEST CORNER THEREOF AND THE POINT OF TERMINUS.

TO HAVE AND TO HOLD the same unto said QUESTAR GAS COMPANY, its successors and assigns, so long as such facilities shall be maintained, with the right of ingress and egress to and from said right-of-way to maintain, operate, repair, inspect, protect, remove and replace the same. This right of way and easement shall carry with it the right to use existing roads for the purpose of conducting the foregoing activities.

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, maintenance, repair, removal or replacement of the facilities. Grantor(s) shall have the right to use said premises except for the purposes for which 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.

Grantor(s) 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. This right-of-way shall be binding upon and inure to the benefit of the successors and assigns of Grantor(s) and the successors and assigns of Grantee, and may be assigned in whole or in part by Grantee.

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 hereof this 12th day of March, 2008.

VICTORY RANCH, L.C.

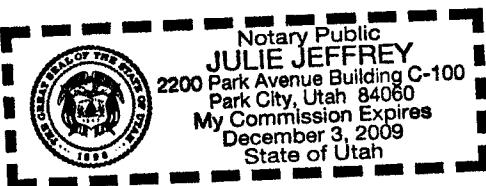
By- MARK HOOLEY
MARK HOOLEY

LARSEN REAL ESTATE LLC

By- ROBERT M. LARSEN
ROBERT M. LARSEN, MANAGER

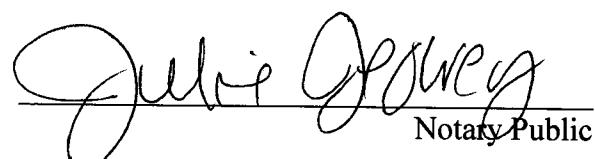
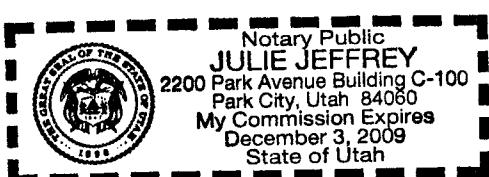
STATE OF UTAH)
COUNTY OF *Summit*) ss.
)

On the 12th day of March, 2008, personally appeared before me
Mark Hooley who, being duly sworn, did say that he/she is a
Manager of Victory Ranch, LLC, and that the foregoing instrument was signed on
behalf of said company by authority of its Articles of Organization or its Operating Agreement.


Julie Jeffrey
Notary Public

STATE OF UTAH)
COUNTY OF *Summit*) ss.
)

On the 12th day of March, 2008, personally appeared before me
Robert M. Larsen who, being duly sworn, did say that he/she is a
Manager of Larsen Real Estate, LLC, and that the foregoing instrument was signed on
behalf of said company by authority of its Articles of Organization or its Operating Agreement.


Julie Jeffrey
Notary Public