

RETURNED

JUN 14 1989

861133 1298 84  
EP 861193 BK 1298 PG 84  
CAROL DEAN PAGE, DAVIS CNTY RECORDER  
1989 JUN 14 10:43 AM FEE 65.00 DEP REC  
REC'D FOR MOUNTAIN FUEL ✓

6480

RETURN TO  
MOUNTAIN FUEL SUPPLY COMPANY  
P.O. BOX 11368  
SALT LAKE CITY, UT 84139  
ATTENTION: RIGHT-OF-WAY  
GO 306

RIGHT-OF-WAY AND EASEMENT GRANT

all Sundowner Condo Phase I, III & IV + II

SUNDOWNER CONDOMINIUM OWNERS ASSOCIATION

"Grantor," does hereby convey and warrant to MOUNTAIN FUEL SUPPLY COMPANY, a corporation of the state of Utah, "Grantee," its successors and assigns, for the sum of ONE DOLLAR (\$1.00) 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 condominium or mobile home project or development known as SUNDOWNER CONDOMINIUM PH 1-5, in the vicinity of 1600 East 700 South, Clearfield, Davis County, Utah, which development is more particularly described as:

09-029-1001 show 0032 & 0034 to 0045  
09-031-0046 to 0093  
09-031-0094 to 0115

Beginning at a point on the South property line of 700 South, West 1777.93 feet and South 112.721 feet from the Northeast Corner of Section 7, Township 4 North, Range 1 West, Salt Lake Base and Meridian; thence South 0°08'33" West 150.00 feet; thence North 89°54'15" East 450.00 feet; thence South 0°08'33" West 1029.10 feet; thence North 57°24'35" West 139.00 feet; thence North 0°08'33" East 100.10 feet; thence North 57°24'35" West 669.27 feet; thence North 32°35'25" East 50.47 feet; thence North 0°08'33" East 230.00 feet; thence South 89°54'15" West 60.27 feet; thence North 57°24'35" West 147.80 feet; thence North 0°08'33" East 120.00 feet; thence North 89°54'15" East 140.00 feet; thence North 0°08'33" East 170.00 feet; thence North 89°54'15" East 250.00 feet to the point of beginning.

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

Grantor 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. This Grant shall be binding upon the successors and assigns of Grantor and may be assigned in whole or in part by Grantee without further consideration.

65.00

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 24 day of May, 1989.

SUNDOWNERS CONDOMINIUM OWNERS ASSOCIATION

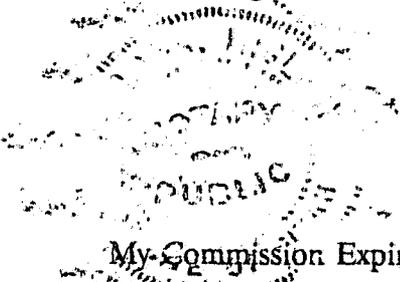
By: [Signature]  
President

STATE OF UTAH )  
COUNTY OF Wasatch ) ss.

On the 24th day of May, 1989, personally appeared before me M. Donald Hurd who, being duly sworn, did say that he/she is the President of Sundowner Condominium Owners Association and that the foregoing instrument was signed on behalf of said association by authority of its bylaws, and said M. Donald Hurd acknowledged to me that said association duly executed the same.

[Signature]  
Notary Public

Residing at Salt Lake County, Utah



My Commission Expires:  
September 11, 1989

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