

RT-67788



JOINTCROSS RIGHT-OF-WAY EASEMENT AND MAINTENANCE AGREEMENT

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KNOW ALL MEN BY THESE PRESENTS:

LEWISTON STATE BANK; and CISCO HOLDINGS, LLC., desires to establish on record, rights-of-way over each other's property to service each party's separately owned property. All property owners desire to establish a right-of-way area between 100 West and 300 West in Garden City, Utah.

Therefore: That in consideration of One Dollar (\$1.00) and other good and valuable consideration paid to LEWISTON STATE BANK, hereinafter referred to as Grantor "A", by CISCO HOLDINGS, LLC., hereinafter referred to as Grantee "A", the receipt of which is hereby acknowledged, the Grantor "A" does hereby grant, bargain, sell, transfer and convey unto the Grantee "A", its successor and assigns, a commercial/developmental right-of-way easement for ingress, egress and utilities over, across, and through the land of the Grantor situate in Cache County, State of Utah, said land being described as follows:

The Roadway Area identified as SEASONS LANE, a common area, as shown by the official plat of THE SEASONS RESORT COMMUNITY, A Planned Unit Development, recorded February 21, 2008 as Filing No. 73817 in Book N10, Page 1826 in the office of the Recorder of Rich County, Utah.

The above right-of-way is specifically given to serve and benefit the following described property, currently owned by the said CISCO HOLDINGS, LLC:

A part of the Northwest Quarter of Section 21, Township 14 North, Range 5 East of the Salt Lake Base and Meridian, described as follows: Commencing at the rebar monument found at the Northwest corner of Section 21, Township 14 North, Range 5 East of the Salt Lake Base and Meridian, and running thence North 89°44'15" East along the North line of said Section as currently monumented 20.49 feet; thence leaving said section line South 00°15'45" East 24.45 feet to the intersection of the South right of way line of 200 North Street and the East right of way line of 300 West Street in Garden City, Utah; thence South 03°18'52" East along said East right of way line, 367.39 feet to the true point of beginning; and running thence North 89°55'34" East along an agreed upon boundary line 790.13 feet; thence South 00°00'00" East 187.67 feet; thence North 89°48'51" West 789.70 feet to the East right-of-way line of 300 West Street; thence North 00°07'58" West along said East right-of-way line, 184.08 feet to the point of beginning.

ALSO: A part of the Northwest Quarter of Section 21, Township 14 North, Range 5 East of the Salt Lake Base and Meridian, described as follows: Commencing at the rebar monument found at the Northwest corner of Section 21, Township 14 North, Range 5 East of the Salt Lake Base and Meridian, and running thence North 89°44'15" East along the North line of said Section as currently monumented 20.49 feet; thence leaving said section line South 00°15'45" East 24.45 feet to the intersection of the South right of way line of 200 North Street and the East right of way line of 300 West Street in Garden City, Utah;

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thence Southerly along said East right-of-way line the following two courses: 1) South $03^{\circ}18'52''$ East, 367.39 feet; 2) thence South $00^{\circ}97'58''$ East 184.08 feet to the true point of beginning, and running thence South $89^{\circ}48'51''$ East 789.70 feet to the Northwest Corner of The Seasons Resort Community, a Planned Unit Development, as shown by the official plat thereof filed 21 February 2008 as Filing No. 73817 in the office of the Recorder of Rich County, Utah; thence South $26^{\circ}21'55''$ West 40.32 feet; thence South $10^{\circ}00'00''$ West 152.57 feet; thence North $89^{\circ}34'19''$ West (West by record) 744.89 feet, more or less, to the East line of 300 West Street, and a point South $00^{\circ}07'58''$ East 184.08 feet of the point of beginning; thence North $00^{\circ}07'58''$ West 184.08 feet to the point of beginning.

The Grantee "A" covenants to maintain the easement in good repair so that no unreasonable damage will result from its use to the adjacent land of the Grantor "A", its successors and assigns.

The grant and other provisions of this easement shall constitute a covenant running with the land for the benefit of the Grantee "A", its successors and assigns.

ALSO Therefore: That in consideration of One Dollar (\$1.00) and other good and valuable consideration paid to CISCO HOLDINGS, LLC, hereinafter referred to as Grantor "B", by LEWISTON STATE BANK, hereinafter referred to as Grantee "B", the receipt of which is hereby acknowledged, the Grantor "B" does hereby grant, bargain, sell, transfer and convey unto the Grantee "B", its successor and assigns, a commercial/developmental right-of-way easement for ingress, egress and utilities over, across, and through the land of the Grantor situate in Cache County, State of Utah, said land being described as follows:

A 40 foot wide right-of-way, beginning on the Westerly end of Seasons Lane (The Roadway Area identified as SEASONS LANE, a common area), as shown by the official plat of THE SEASONS RESORT COMMUNITY, A Planned Unit Development, recorded February 21, 2008 as Filing No. 73817 in Book N10, Page 1826 in the office of the Recorder of Rich County, Utah, and continuing West from said Beginning point in a Westerly Direction to the East right-of-way line of 300 West and being located over the North 40 feet of the following described parcel: A part of the Northwest Quarter of Section 21, Township 14 North, Range 5 East of the Salt Lake Base and Meridian, described as follows: Commencing at the rebar monument found at the Northwest corner of Section 21, Township 14 North, Range 5 East of the Salt Lake Base and Meridian, and running thence North $89^{\circ}44'15''$ East along the North line of said Section as currently monumented 20.49 feet; thence leaving said section line South $00^{\circ}15'45''$ East 24.45 feet to the intersection of the South right of way line of 200 North Street and the East right of way line of 300 West Street in Garden City, Utah; thence Southerly along said East right-of-way line the following two courses: 1) South $03^{\circ}18'52''$ East, 367.39 feet; 2) thence South $00^{\circ}97'58''$ East 184.08 feet to the true point of beginning, and running thence South $89^{\circ}48'51''$ East 789.70 feet to the Northwest Corner of The Seasons Resort Community, a Planned Unit Development, as shown by the official plat thereof filed 21 February 2008 as Filing No. 73817 in the office of the Recorder of Rich County, Utah; thence South $26^{\circ}21'55''$ West 40.32 feet; thence South $10^{\circ}00'00''$ West 152.57 feet; thence North $89^{\circ}34'19''$ West (West by record) 744.89 feet, more or less, to the East line of 300 West Street, and a point South $00^{\circ}07'58''$ East 184.08 feet of the point of beginning; thence North $00^{\circ}07'58''$ West 184.08 feet to the point of beginning.

The above right-of-way is specifically given to serve and benefit the following described property, currently owned by the said Lewiston State Bank:

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ALL OF The Seasons Resort Community, a Planned Unit Development, together with all the undivided ownership interest pertaining to each unit in the common areas and facilities, as defined, described and depicted in that certain Declaration of Covenants, Conditions and Restrictions for The Seasons Resort Community, (a Residential Planned Unit Development) recorded February 21, 2008 as Filing No. 73818 in Book N10, Page 1827 and which is further depicted with rights, privileges and easements as shown by that certain plat of said The Seasons Resort Community, a Planned Unit Development recorded February 21, 2008 as Filing No. 73817 in Book N10, Page 1826, all in the office of the recorder of Rich County, Utah.

SUBJECT, HOWEVER TO:

The provisions of the Utah Condominium Ownership Act.

All provisions of Declaration and Survey Map here before referred to.

All rules and regulations and agreements made and entered into pursuant to the provisions of the said Utah Condominium Ownership Act and said Declaration.

The Grantee "B" covenants to maintain the easement in good repair so that no unreasonable damage will result from its use to the adjacent land of the Grantor "B", its successors and assigns.

The grant and other provisions of this easement shall constitute a covenant running with the land for the benefit of the Grantee "B", its successors and assigns.

These easements shall run with the land upon recordation of the same and shall pass to and be subject to their successors and assigns as the property shall be held, transferred, sold, conveyed, leased and mortgaged.

Common expenses of repair, maintenance, replacing, and snow removal shall be shared by the parties based upon the percentage of ownership of the underlying fee simple property.

Common expense shall not be meant to include the original construction/improvement of the roadway/right-of-way over either property.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 31st day of December, 2014.

LEWISTON STATE BANK, By:




Ronald E. Mumford, Legal Counsel/Vice President

CISCO HOLDINGS, LLC



BY: ROGER G. DAHLE, Member



Roger G. Dahle, Individually, as his interest may appear

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STATE OF UTAH)
SS
County of CACHE)

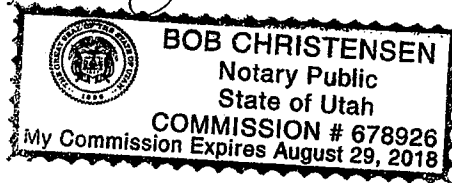
On the 31st day of December A.D. 2014 personally appeared before me Ronald E. Mumford who, being by me duly sworn, did say that he is the Legal Counsel/Vice President respectively of the LEWISTON STATE BANK and that the said instrument was signed in behalf of said corporation by authority of a resolution of its board of directors and the aforesaid officers acknowledged to me that said corporation executed the same.

Commission expires:
Residing in:



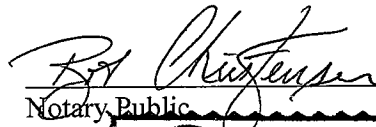
Notary Public

STATE OF UTAH)
SS
County of CACHE)



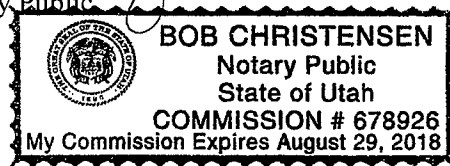
On the 31st day of December A.D. 2014 personally appeared before me ROGER G. DAHLE who being by me duly sworn did say, for himself, that he is the member of CISCO HOLDINGS, LLC, a Utah Limited Liability Company and that the within and foregoing instrument was signed on behalf of said Limited Liability Company by authority of its Articles of Organization and duly acknowledged to me that said Limited Liability Company executed the same.

Commission expires:
Residing in:



Notary Public

STATE OF UTAH)
SS
County of CACHE)

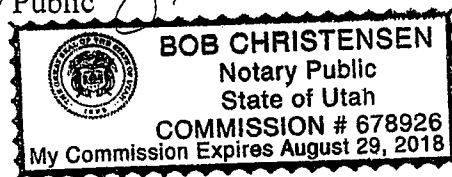


On the 31st day of December A.D. 2014 personally appeared before me Roger G. Dahle, the signers of the within instrument, who duly acknowledged to me that he executed the same.

Commission expires:
Residing in:



Notary Public



MjA