

WHEN RECORDED, PLEASE RETURN TO:

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ENTRY NO. 00885615

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Easements PAGE 1/2

ALAN SPRIGGS, SUMMIT COUNTY RECORDER

FEE 12.00 BY TRAVIS S WILLIAMS



GRANT OF PERPETUAL EASEMENT

LINDA JANE, LLC, an Arizona limited liability company, with an address of 3303 E. Baseline Road, Suite 112, Gilbert, AZ 85234 ("Grantor"), for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains and conveys unto WILLOUGHBY ESTATE HOLDINGS, LLC, a Utah limited liability company, with an address of 314 N. 300 E., Kanab, UT 84741 ("Grantee"), its successors, assigns, lessees, licensees and agents, A PERPETUAL EASEMENT (this "Easement") upon, over, under and across the following described land (the "Property"), in the County of Summit, State of Utah, more particularly described as follows:

That portion of the following described parcel lying in Section 28, Township 2 North, Range 5 East of the Salt Lake Base and Meridian; Beginning at a point which is East 337.79 feet from the Northeast Corner of Section 28, Township 2 North, Range 5 East of the Salt Lake Base and Meridian, and running thence North 01°05'06" West 1139.56 feet; thence North 88°38'04" West 145.48 feet; thence South 40°26'43" West 605.41 feet; thence South 86°06'34" West 516.25 feet; thence South 03°48'55" West 1489.43 feet; thence South 80°10'09" West 356.33 feet; thence South 01°29'37" West 212.34 feet; thence South 26°13' East 164.14 feet; thence North 52°41'37" East 107.50 feet; thence North 50°36'11" East 226.55 feet; thence North 64°10'37" East 32.10 feet; thence North 64°45'48" East 217.07 feet; thence North 02°50'37" West 229.88 feet; thence North 66°49'22" East 1075.96 feet; thence North 01°05'06" West 290.94 feet to the point of beginning. All courses are along old existing fences.

The foregoing affects a portion of the following Summit County Tax ID Number: NS-515-B.

Subject to the assignment and other concurrent conveyance rights provided below, the foregoing benefits those properties known as Summit County Tax ID Numbers NS-508, NS-466 and NS-494.

Notwithstanding the legal description provided above, this Easement shall encumber only those portions of the Property lying within a thirty-five (35) foot wide strip of land extending from Spring Canyon Road and extending approximately northward along the route of the currently-existing dirt road to the boundary of Grantor's property (Grantor acknowledging that such existing dirt road is narrower than 35 feet and accordingly, additional, adjacent property is included in the description hereof). At Grantee's request, Grantor shall pay up to one-half (1/2) of the costs of obtaining a specific metes-and-bounds survey of such easement area and Grantor

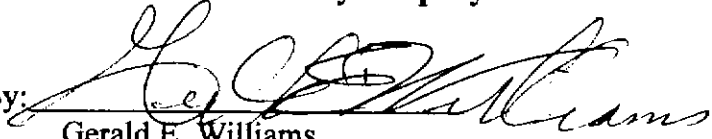
agrees thereafter to execute an amendment or other modification to this Easement utilizing such metes and bounds description.

The Easement herein granted is for purposes of (i) placement and maintenance of utilities, (ii) non-exclusive ingress and egress to and from public roadways, including without limitation Spring Canyon Road, for general, public, residential, construction, commercial and/or agricultural right of way purposes, and (iii) maintenance, construction and/or improvement of a roadway within the easement area.

The easement granted hereby shall be appurtenant to the land, shall run with the land, and shall be binding upon and inure to the benefit of the parties hereto, and their respective successors and assigns. Without limiting the foregoing, Grantee shall be permitted to assign, convey, sublet, license or partially assign, convey, sublet or license its rights under this easement to the benefit of other parcels to the effect that Grantee's parcels and such other assignees' parcels shall all, concurrently, have the non-exclusive right to use said easement area for the purposes specified herein, including without limitation ingress and egress over the roadway.

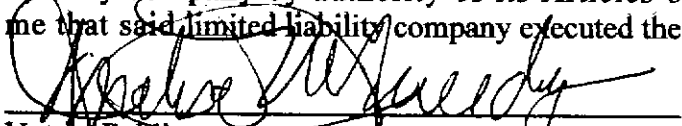
Signed and delivered this 15th day of October, 2009.

LINDA JANE, LLC,
an Arizona limited liability company

By: 
Gerald E. Williams,
Member

STATE OF ARIZONA)
)ss:
COUNTY OF MARICOPA)

On this 30th day of October, 2009, personally appeared before me Gerald E. Williams, who being by me duly sworn did say that he is a Member of Linda Jane, LLC, an Arizona limited liability company, and that the foregoing instrument was signed in behalf of said limited liability company by authority of its Articles of Organization, and he acknowledged to me that said limited liability company executed the same.


Notary Public

Residing at Gilbert, Arizona
My Commission Expires June 28, 2010

