

WHEN RECORDED, PLEASE RETURN TO:

Melvin R. Brown
P.O. Box 697
Coalville, UT 84017-0697

SU39321B4P

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 MELVIN R. BROWN and SALLY JILL BROWN, husband and wife as joint tenants with full rights of survivorship, with an address of P.O. Box 697, Coalville, UT 84017-0697 ("Grantee"), and their 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:

A centerline description of a 32 foot Right of Way and Easement located in the Northeast Quarter of Section 28, Township 2 North, Range 5 East, Salt Lake Base and Meridian and having a Basis of Bearing taken as North 89°58'29" W between the Northeast Corner and the North 1/4 Corner of said Section 28, described as follows:

Beginning at a point South 38°39'59" West 1326.33 feet from the Northeast Corner of Section 28, Township 2 North, Range 5 East, Salt Lake Base and Meridian, which point being located at the intersect of a dirt road and Spring Canyon Road, and running thence North 4°27'42" West 113.16 feet; thence along the arc of a curve to the right 38.85 feet, having a radius of 100 feet, chord bearing North 6°40'06" E 38.61 feet; thence North 17°47'55" East 22.70 feet; thence along the arc of a curve to the left 48.47 feet, having a radius of 200.00 feet, chord bearing North 10°51'23" East 48.35 feet; thence North 3°55'34" East 817.60 feet to the southerly line of parcel NS-466 being the terminus of the herein described centerline.

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

The foregoing benefits those properties known as Summit County Tax ID Numbers NS-495, NS-472 and NS-472A.

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 and/or agricultural right of way purposes, and (iii) maintenance, construction and/or improvement of a roadway within the easement area.

