

BOOK 1457 PAGE 675

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GRANT OF EASEMENT

WEST EASEMENT

PLATED VERIFIED
ENTERED

W.M.M.

THIS GRANT OF EASEMENT made and entered into this 26 day of March, 1984, by and between DAVID GROW, JEFFERY F. BURTON and LINDA BURTON, individuals, hereinafter referred to as Grantors, and Riverdale Roadway Inn Inc. hereinafter referred to as Grantee.

RECITALS:

WHEREAS, Grantor is the owner of certain real property located in Riverdale City, Weber County, State of Utah, which is more particularly described in Exhibit "B" attached hereto and incorporated herein by this reference; and

WHEREAS, Grantee is the owner of certain real property adjacent to and East of the real property owned by Grantor, which property of Grantee is more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference;

NOW THEREFORE, in consideration of the contemporaneous grant by Grantee to Grantor of certain easements and rights-of-way, by separate instrument, across Grantee's Exhibit "A" property, and in further consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and mutually agreed upon between the parties, the parties hereto agree as follows:

*08-103-0057 X
1500-801-80
02-103-1061 X*

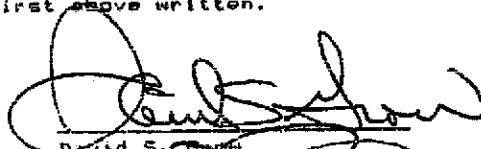


GRANT OF EASEMENT

1. GRANTOR HEREBY GRANTS to Grantee for the benefit of Grantee, its successors, assigns, tenants, employees, agents, customers and invitees, and for the benefit of the property owned by Grantee and described in Exhibit "A" attached hereto which is immediately East of the property owned by Grantor described in Exhibit "B" attached hereto, a perpetual, non-exclusive easement as described on Exhibit "C" which is attached hereto and incorporated herein by this reference, for pedestrian and vehicular traffic and customer and employee vehicular traffic over and across the

Exhibit "B" property, together with a perpetual non-exclusive easement for parking of a reasonable number of Grantee's customers' vehicles in parking stalls in connection with Grantee's customers' use of Grantee's motel located on the Exhibit "A" property, which parking may not unreasonably interfere with Grantor's use of Grantor's property and which parking may be reasonably restricted as to location upon written notice by Grantor to Grantee.

2. Grantee shall, at its sole cost and expense, construct and maintain upon the Exhibit "C" property a bituminous surface in accordance with the standards required by Riverdale City.
3. The provisions of this agreement shall constitute covenants running with the land and shall be binding upon and to each of the parties hereto, their heirs, personal representatives, successors and assigns.
4. Nothing contained herein shall be deemed to be a gift or dedication of any portion of the right-of-way to the general public or for the general public or for any public purposes whatsoever, it being the intention of the parties hereto that this agreement shall be strictly limited to and for the purposes herein expressed, provided, however, this restriction shall not prevent Grantee, its successors or assigns, from inviting the public over and across said right-of-way.

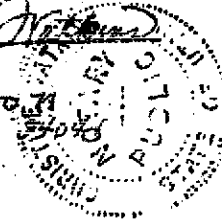
EXECUTED the day and year first above written.


David S. Grant

Jeffrey R. Burton

Linda G. Burton

STATE OF UTAH)
) ss.
COUNTY OF WEBER)

On the 7th day of May, 1984, personally appeared before me David S. Crow, a signer of the within instrument, who duly acknowledged to me that he executed the same.

Christina Watkins
Notary Public
Residing at:
1247 E. 800th
Layton, UT 84041

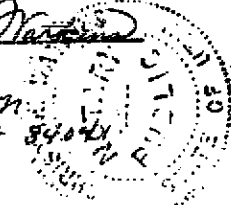


My Commission expires:
June 17, 1984

STATE OF UTAH)
) ss.
COUNTY OF WEBER)

On the 7th day of May, 1984, personally appeared before me Jeffrey R. Burlon, a signer of the within instrument, who duly acknowledged to be that he executed the same.

Christina Watkins
Notary Public
Residing at:
1247 E. 800th
Layton, UT 84041

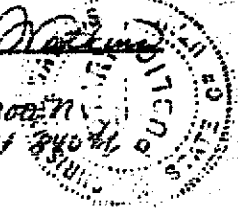


My Commission expires:
June 17, 1984

STATE OF UTAH)
) ss.
COUNTY OF WEBER)

On the 7th day of May, 1984, personally appeared before me Linda G. Burton, a signer of the within instrument, who duly acknowledged to me that she executed the same.

Christine Mattison
Notary Public
Residing at:
1247 E. 800th
Hayden, UT 84304



My Commission expires:
June 17, 1984

EXHIBIT A

Beginning at a point on the West right-of-way line of 1500 West Street, said point being S 0° 16' 00" W, 942.60 feet along the North-South Quarter Section Line and N 87° 35' 00" W, 3.95 feet from the North 1/4 corner of Section 13, T. 5 N., R. 2 W., S.L.B. & M. and running thence N 87° 35' 00" W, 495.91 feet; thence S 3° 02' 10" W, 408.26 feet; thence N 89° 37' 13" E, 408.06 feet; thence N 19° 25' 34" E, 338.82 feet; thence N 0° 16' 00" E, 0.58 feet; thence N 77° 13' 25" E, 17.36 feet to a point on the West right-of-way line of 1500 West Street, said point also being on a 1687.02 foot radius curve to the right (radius point bears N 70° 01' 54" E); thence Northerly along said curve and right-of-way, 63.55 feet to the point of beginning.

Containing 4.23 acres.

EXHIBIT B

A part of the Northwest Quarter of Section 13, Township 5 North, Range 2 West, Salt Lake Base and Meridian, described as follows: Beginning at a point South $0^{\circ} 15'$ West 945.3 feet and North $87^{\circ} 15'$ West 500.0 feet from the Northeast corner of the Northwest Quarter of said Section 13; thence North $87^{\circ} 35'$ West 178.6 feet to the East right of way fence of 1-80; thence South $6^{\circ} 04'$ West 105.88 feet along said right of way fence to the beginning of a 5689.58 foot radius curve to the right; thence along the long chord of said curve South $2^{\circ} 23' 40''$ West 94.77 feet; thence South $89^{\circ} 35'$ East 205.0 feet; thence North $3^{\circ} 02' 10''$ East 392.15 feet to the point of beginning.

EXHIBIT C

PARCEL ON WEST SIDE

Beginning at a point which is S 0° 16' 00"
W, 1329.22 feet along the North-South Quarter
Section line and West 519.24 feet from the
North 1/4 Corner of Section 13, T. 5 N., R.
2 W., S. L. B. & M., and running thence N 0°
22' 47" W, 408.72 feet, more or less, to the
North line of Grantors' property; thence
S 87° 35' 00" E, 24.35 feet; thence S 3°
02' 10" W, 408.26 feet, more or less, to the
point of beginning. Containing 0.114 acres.