

AFTER RECORDING RETURN TO:
 OLSON & HOGGAN, P.C.
 P.O. BOX 525
 LOGAN, UT 84323-0525

Ent 927449 Bk 1429 Pg 243
 Date 2-Oct-2006 12:12PM Fee \$19.00
 Michael Gleed, Rec. - Filed By KB
 Cache County, UT
 For OLSON & HOGGAN P.C.

EASEMENT GRANT

THIS EASEMENT (Easement) is made and entered into as of September ____, 2006, by and between CTR RANCHING, LLC, a Utah Limited Liability Company (CTR) ("Grantor"), and M&R RENTALS, LLC, a Utah Limited Liability Company (M&R) ("Grantee").

WHEREAS, Grantor/CTR owns certain real property described as follows:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 12 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE EAST 518.62 FEET; THENCE SOUTH 933.38 FEET; THENCE EAST 933.38 FEET TO A POINT 88 RODS EAST OF THE WEST LINE OF SAID SECTION 23; THENCE SOUTH 1706.62 FEET; THENCE WEST 1452 FEET; THENCE NORTH 2640 FEET TO THE POINT OF BEGINNING. NET 68 ACRES. (TAX ID #12-048-0001)

and

WHEREAS, Grantee/M&R owns certain real property described as follows:

PARCEL 1:
 BEGINNING 687.54 FEET NORTH OF THE SOUTHWEST CORNER OF SECTION 25, TOWNSHIP 12 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 61°55'44" EAST 627.12 FEET; THENCE NORTH 81°22'57" EAST 525.58 FEET; THENCE SOUTH 11°32'34" EAST 132 FEET; THENCE SOUTH 79°38'47" EAST 866.1 FEET; THENCE SOUTH 4°32'41" WEST 67.37 FEET; THENCE SOUTH 84°33'28" EAST 717.17 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE NORTH 831.68 FEET; THENCE SOUTH 88°03'33" WEST 580.76 FEET; THENCE NORTH 85°55'06" WEST 157.87 FEET; THENCE SOUTH 71° WEST 166 FEET ALONG ROAD; THENCE NORTH 24°20'33" WEST 230 FEET; THENCE NORTH 71° EAST 112 FEET; THENCE NORTHEASTERLY IN A STRAIGHT LINE TO A POINT SOUTH 24°20'33" EAST 814.67 FEET OF POINT NORTH 89°14'02" EAST 1381.42 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER SAID SECTION OF A POINT NORTH 2598.25 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION; THENCE NORTH 24°20'33" WEST 814.67 FEET; THENCE SOUTH 89°14'02" WEST 1381.42 FEET; THENCE SOUTH 1952.46 FEET TO BEGINNING. SUBJECT TO A RIGHT-OF-WAY BEGINNING NORTH

384.12 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION, AND RUNNING THENCE NORTH 364 FEET TO THE SOUTH LINE OF ROAD; THENCE EAST 16.5 FEET; THENCE SOUTH 364 FEET; THENCE WEST 16.5 FEET TO BEGINNING, AND SUBJECT TO A 40-FOOT RIGHT-OF-WAY OVER AN EXISTING ROAD AS DESCRIBED IN BOOK 332 AT PAGE 548. NET 81.46 ACRES MORE OR LESS. (TAX ID #12-048-0005)

PARCEL 2:

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BEGINNING 1094.26 FEET WEST OF THE EAST QUARTER CORNER OF SECTION 25, TOWNSHIP 12 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 20°21'10" EAST 287.40 FEET; THENCE SOUTH 6°33'20" EAST 381.60 FEET; THENCE SOUTH 40°04'20" EAST 263.80 FEET; THENCE SOUTH 58°08'07" EAST 617.12 FEET; THENCE SOUTH 140 FEET TO BOUNDARY FENCE; THENCE WEST 1594.55 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER SAID SECTION; THENCE NORTH 152.91 FEET; THENCE NORTH 88°03'33" EAST 14 FEET; THENCE NORTH 63°05'16" EAST 441.17 FEET; THENCE NORTH 64°44'14" EAST 300.48 FEET; THENCE NORTH 63°42'01" EAST 132.59 FEET; THENCE NORTHWESTERLY 786.2 FEET MORE OR LESS TO BEGINNING. TOGETHER WITH A RIGHT-OF-WAY IN 153/314. (TAX ID # 12-048-0007)

Collectively Parcels 1 and 2 are the "M&R Property"

and

WHEREAS, M&R may need to install electric and telecommunications service lines, gas, water, sewer, and storm water drainage pipelines, and certain other utilities, required by law or sufficient for the operation of that certain real property owned by M&R (collectively, the "Utilities"); and

WHEREAS, Grantor desires to grant and M&R desires to receive a right-of-way and easement fifty (50) feet in width over, across, under and through the Grantor Property, the centerline of which is more particularly described as follows:

BEGINNING AT A POINT 292 FEET, MORE OR LESS, NORTH OF THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 12 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, WHICH POINT IS THE CENTER OF AN EXISTING GRAVEL ROAD, AND RUNNING THENCE SOUTHEASTERLY ALONG THE CENTERLINE OF SAID GRAVEL ROAD 363 FEET MORE OR LESS TO A POINT IN THE NORTH LINE OF TAX ID #1-048-0005, WHICH POINT IS THE CENTERLINE OF THE GRAVEL ROAD AND IS LOCATED 215 FEET MORE OR LESS EAST OF THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 12 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN. (PART OF TAX ID # 12-048-0001)

ACCEPTED AND AGREED to this 25 day of September, 2006.

M&R RENTALS, LLC

M&R RENTALS, LLC

Melvin W. Torrie
Melvin W. Torrie, Manager

Raeghn Torrie
Raeghn Torrie, Manager

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STATE OF UTAH)
 :SS
County of Cache)

On the 25 day of September, 2006 personally appeared before me MELVIN W. TORRIE and RAEGHN TORRIE, who, being by me duly sworn, did say that they are the Managers of M&R RENTALS, LLC, and that the said instrument was signed in behalf of said Limited liability Company by the authority of its Articles of Organization and Operating Agreement, and the aforesaid individuals acknowledged to me that said Company executed the same.

Jolene Hanney
NOTARY PUBLIC

