

When Recorded Return To:
VR Acquisitions, LLC
c/o Jeff Graham
7865 North Victory Ranch Drive
Kamas, Utah 84036

ENTRY NO. 00982881

11/01/2013 08:32:17 AM B: 2214 P: 1531

Easements PAGE 1/4

MARY ANN TRUSSELL, SUMMIT COUNTY RECORDER
FEE 16.00 BY VR ACQUISITIONS LLC



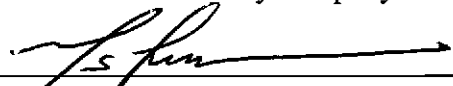
GRANT OF PUBLIC TRAIL EASEMENT SUMMIT COUNTY ROCKY TOP TRAIL

VR Acquisitions, LLC (GRANTOR) in consideration of the payment of ten dollars and other valuable consideration, hereby conveys and warrants to Summit County, a political body of the State of Utah, (GRANTEE), a perpetual, exclusive surface easement over, along and through the Grantors property to operate, repair, manage, construct and maintain approximately 2,700 lineal feet of non-motorized use public recreation trail more specifically described on Exhibit A and illustrated on Exhibit B attached hereto.

The Grantor states that the trail over portions of Grantor's property shall be used for a "Recreational Purpose" as defined in Section 57-14-2 of the Utah Code Annotated, and for a "Recreational Activity" as defined in Section 78B-4-509 of the Utah Code Annotated, and for no other purpose. Nothing herein shall constitute a waiver by the Grantor of any provision of the Governmental Immunity Act of Utah, the Utah Limitation of Landowner Liability-Public Recreation Act, the Recreation Land Use Immunity Act, or any defense arising under those Acts or other statutes or at common law. The Grantor enters this agreement in reliance on the protections of those laws and the availability of those defenses. To the extent consistent with the Utah Constitution and the Governmental Immunity Act of Utah, the Utah Limitation of Landowner Liability - Public Recreation Act, the Recreation Land Use Immunity Act, and other applicable laws, the Grantee shall defend and indemnify Grantor against any liability for damage or other claims arising from use of the trail.

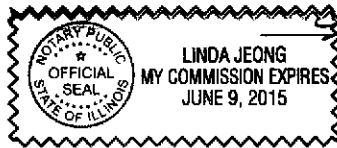
Grantor may, with the consent of the Grantee, install signs along the easement to restrict speed, and access to the trail and restrict access to property adjacent to the trail easement.

VR Acquisitions, LLC
a Delaware limited liability company

By: 
Authorized Signatory

STATE OF Illinois)
: ss.
COUNTY OF Cook)

On the 25th day of October, 2013, before me, a notary public,
personally appeared Matthew Menna, the signer of the forgoing Grant of Public
Trail Easement, who duly acknowledged he executed the same as the Authorized
Signatory of VR Acquisitions, LLC.

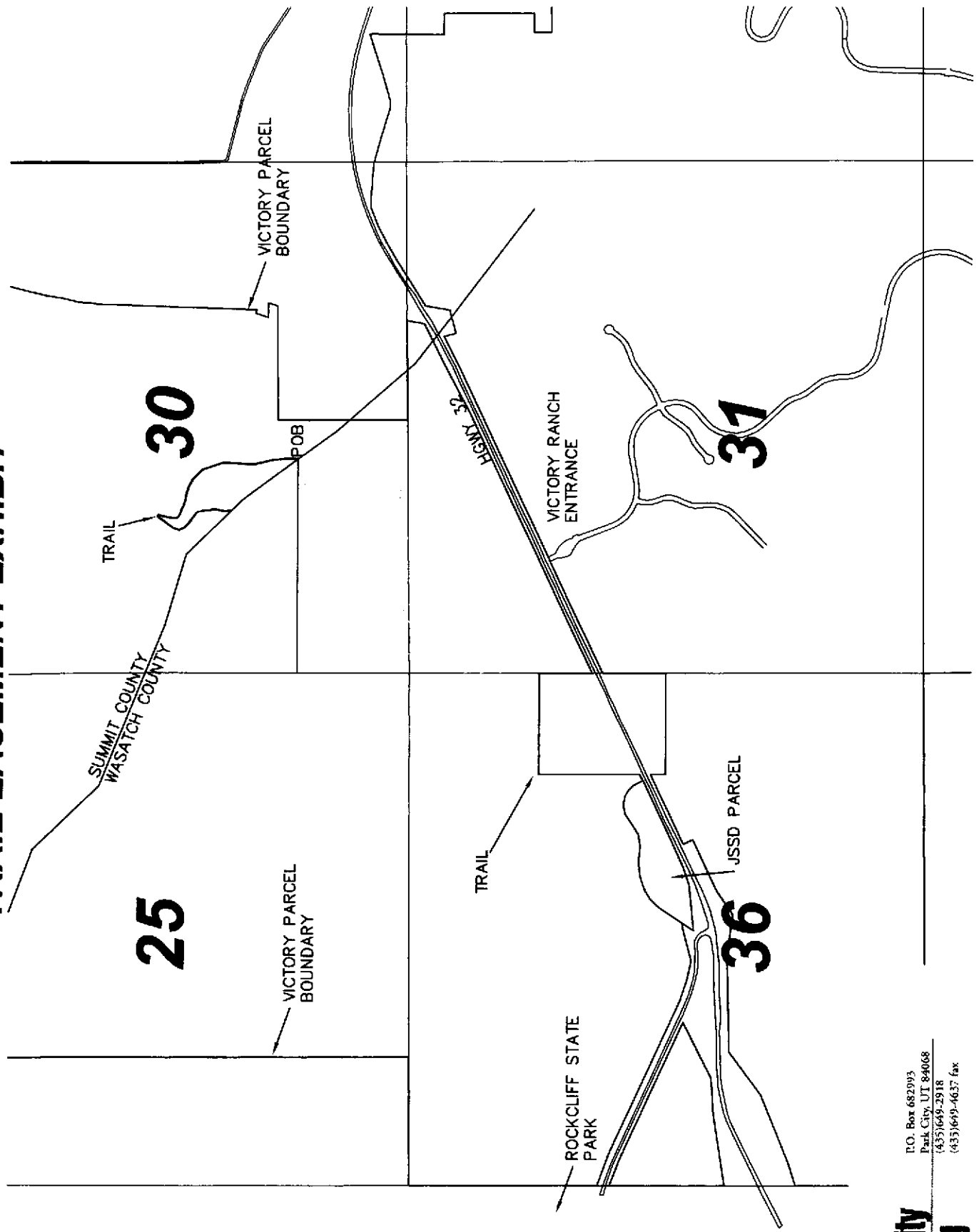



Notary Public

My Commission expires _____

EXHIBIT B

TRAIL EASEMENT EXHIBIT



NOT TO SCALE

Park City Surveying

P.O. Box 682993
Park City, UT 84068
(435)649-2918
(435)649-4637 fax

EXHIBIT A

ROCKY TOP TRAIL EASEMENT WITHIN SUMMIT COUNTY 10-2013

The centerline of a 10.0' wide trail easement, being 5.0' on each said of the following described centerline, lying with in Section 30, Township 2 South, Range 6 East, Salt Lake Base and Meridian, Summit County, Utah, more particularly described as follows;

Beginning at a point which is North a distance of 1144.69 feet and East a distance of 2246.14 from the Southwest Corner of said Section 30 (basis of bearings being South 00°00'59" East from the said Southwest Corner of Section 30 to the Southwest Corner of Section 31); thence leaving said point of beginning North 01°04'21" West a distance of 33.50 feet; thence North 18°56'34" East a distance of 27.15 feet; thence North 04°17'26" West a distance of 202.96 feet; thence North 13°44'23" West a distance of 202.96 feet; thence North 02°57'11" East a distance of 327.12 feet; thence North 19°10'54" West a distance of 224.49 feet; thence North 45°40'09" West a distance of 142.76 feet; thence North 60°43'11" West a distance of 82.42 feet; thence North 73°00'01" West a distance of 102.80 feet; thence South 88°46'36" West a distance of 20.19 feet; thence North 72°35'11" West a distance of 103.09 feet; thence North 52°00'09" West a distance of 20.58 feet; thence North 71°59'04" West a distance of 59.02 feet; thence North 54°46'41" West a distance of 40.68 feet; thence North 25°24'44" West a distance of 20.45 feet; thence North 00°11'41" West a distance of 43.54 feet; thence North 14°03'42" East a distance of 143.16 feet; thence North 53°07'30" West a distance of 18.28 feet; thence South 41°45'28" West a distance of 20.25 feet; thence South 36°43'49" West a distance of 187.00 feet; thence South 16°26'20" West a distance of 57.01 feet; thence South 17°51'26" East a distance of 60.99 feet; thence South 46°41'25" East a distance of 63.09 feet; thence South 52°48'52" East a distance of 141.58 feet; thence South 33°59'01" East a distance of 20.74 feet; thence South 13°36'10" East a distance of 61.14 feet; thence South 01°58'24" East a distance of 61.77 feet; thence South 16°43'35" East a distance of 42.44 feet; thence South 11°01'48" West a distance of 119.36 feet; thence South 12°11'57" East a distance of 60.97 feet to the Point of Terminus, said point of terminus being North 37°22'48" West a distance of 874.44 feet from said Point of Beginning.

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