

GRANT OF EASMENT

Tooele County, a body politic and corporate of the State of Utah whose address is 47 South Main Street, Tooele Utah 84074, **GRANTOR**

for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grant, bargain and convey to:

Kelly L. Brown and Annette M. Brown, husband and wife, as joint tenants,
Ralph Brown and Sherri Kuester Brown, husband and wife, as joint tenants,
Larry Dewsnup and Rebekah Dewsnup, husband and wife, as joint tenants,
Wayne R. Shields Family Limited Liability Company, an Arizona Limited Liability Company, and
Janice C Shields, their successors and assigns: **GRANTEE**

A perpetual 50-foot wide easement and right-of-way (the "Easement") on, over, across, under and through the following described tract of land in Tooele County, State of Utah ("Grantors Property"):

See Exhibit "A" attached hereto and incorporated herein by this reference a portion of serial # 03-017-0-0006.

The Easement is given for the purpose of ingress, egress and regress to and from Grantees property and for providing utility services to certain land and premises owned by Grantee in Tooele County, State of Utah, which is adjacent to Grantor's Property, described as follows ("Grantee's Property"): See Exhibit "B" attached hereto and incorporated herein by this reference Serial # 03-017-0-0046, 03-017-0-10, 03-017-0-0011, 03-017-0-0063, 03-017-0-0062, & 03-017-0-0055

For the purpose of the easements, rights and privileges provided hereunder, the Grantee's Property, or any part thereof, shall constitute the dominant estate and the Grantor's Property shall constitute the servient estate. Each of the easements, rights, privileges, covenants, restrictions, conditions and provisions granted or created herein create servitudes upon the servient estate in favor of the dominant estate; are appurtenances to the dominant estate; may not be transferred, assigned or encumbered except as an appurtenance of the dominant estate; and shall be covenants which run to the benefit of the owners of all or any portion of the dominant estate, their successors and assigns.

The Easement shall be located along the Westerly 50 feet of Grantors' Property. The Easement shall not be obstructed, shall stay open and maintained in its current condition without any guarantees, promises or obligations—explicit or implied—to improve such easement by Grantor so as to enable Grantee to have unlimited vehicular and pedestrian ingress and egress to Grantee's Property and to enable Grantee to install, operate, maintain, repair and replace storm drains, sewers, water systems, gas systems, electrical systems, communication systems and other utilities necessary or desirable for the development and operation of Grantee's Property. Grantor shall not construct or install any buildings or improvements on the Easement which would affect Grantee's use thereof.

Nothing contained in this Agreement will be deemed to be a gift or dedication of any portion of Grantor's Property to the general public or for any public purposes whatsoever; provided, however, that if at any time Grantee determines that it is necessary or desirable in connection with the development and operation of Grantee's Property to create a dedicated road at the location of the Easement, Grantor agree to cooperate with Grantee and to permit the dedication of a road at the location of the easement.

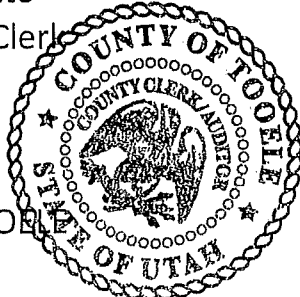
WESTITNESS the hand(s) of said grantor(s), this 3rd day of August 2016.

Attest:

Marilyn K. Gillette
 Marilyn K. Gillette
 Tooele County Clerk

Shawn Milne
 Shawn Milne, Commissioner
 Tooele County Commission

STATE OF UTAH {
 COUNTY OF TOOELE { SS.
 STATE OF UTAH {



On the 3rd day of August, 2016 personally appeared before me Shawn Milne, as Commissioner of the Tooele County Commission, and Marilyn K. Gillette, as Tooele County Clerk, the signer(s) of the Within instrument who duly acknowledged to me that he/she/they executed the same by authority and in their respective capacities state above.

My Commission Expires:
11/21/19

Mark B. Nelsen
 Notary Public
 Residing at Tooele, Utah

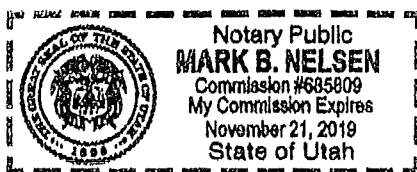


EXHIBIT "A"

SERVIENT ESTATE

THE WESTERLY 50 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

COMMENCING 101 RODS 17 1/2 LINKS WEST OF SOUTHEAST CORNER OF SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, THENCE NORTH 14° 30' EAST 17.5 RODS, THENCE NORTH 74° 30' WEST 15 1/2 RODS, THENCE SOUTH 14°30' WEST 20 1/2 RODS, E 15 1/2 RODS MORE OR LESS TO THE POINT OF BEGINNING.

EXHIBIT "B"

DOMINANT ESTATE

KELLY L BROWN AND ANNETTE M BROWN

PARCEL NUMBER: 03-017-0-0046

BEGINNING AT A POINT WHICH IS EAST 557.70 FEET AND NORTH 12°30'00" EAST 683.45 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 12°30'00" EAST 145.94 FEET; THENCE SOUTH 76°45'00" EAST 348.70 FEET; THENCE SOUTH 14°15'00" WEST 145.95 FEET; THENCE NORTH 76°45'00" WEST 344.24 FEET TO THE POINT OF BEGINNING.

RALPH BROWN AND SHERRI KUESTER BROWN

PARCEL NUMBER: 03-017-0-0010

BEGINNING AT A POINT WHICH IS EAST 557.70 FEET AND NORTH 12°30'00" EAST 520.74 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE & MERIDIAN, THENCE NORTH 12°30'00" EAST 162.71 FEET, THENCE SOUTH 76°45'00" EAST 344.24 FEET, THENCE SOUTH 14°15'00" WEST 132.99 FEET, THENCE NORTH 81°45'00" WEST 341.09 FEET TO POINT OF BEGINNING

RALPH BROWN AND SHERRI KUESTER BROWN

PARCEL NUMBER: 03-017-0-0011

BEGINNING AT A POINT WHICH IS 8.45 CHAINS EAST AND NORTH 12° 30' EAST 6 CHAINS FROM THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 SECTION 11, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE & MERIDIAN, THENCE NORTH 12° 30' EAST 125 FEET, THENCE SOUTH 76° 45' EAST 5.35 CHAINS, SOUTH 14° 15' WEST 125 FEET THENCE NORTH 81° 47' WEST 5.05 CHAINS TO POINT OF BEGINNING.

JANICE C SHIELDS

PARCEL NUMBER: 03-017-0-0063

COMMENCING AT A POINT 637.7 FEET EAST AND NORTH 12°30' EAST 180 FEET FROM THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE & MERIDIAN, RUN THENCE NORTH 12°30' EAST 204.29 FEET, THENCE SOUTH 81°47' EAST 253.3 FEET, THENCE SOUTH 14°15' WEST 176.80 FEET, THENCE NORTH 81°47' WEST 127 FEET, THENCE SOUTH 12°30' WEST 27.88 FEET, THENCE NORTH 81°47' WEST 129 FEET TO THE POINT OF BEGINNING. TOGETHER WITH A RIGHT OF WAY FOR INGRESS & EGRESS ----LESS AND EXCEPTING THE FOLLOWING DESCRIBED PROPERTY: COMMENCING 637.7 FEET EAST AND NORTH 12°30' EAST 180 FEET FROM THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE & MERIDIAN, RUNNING THENCE NORTH 12°30' EAST 56.00 FEET, THENCE SOUTH 87°54'39" EAST 130.793 FEET, THENCE SOUTH 12°30'00" WEST 70.00 FEET, THENCE NORTH 81°47'00" WEST 129 FEET, TO THE POINT OF BEGINNING. (BALANCE OF 3-17-24 FOR 2006

LARRY DEWSNUP AND REBEKAH DEWSNUP

PARCEL NUMBER: 03-017-0-0062

A PARCEL OF LAND, SITUATE IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF PINE CANYON ROAD, WHICH IS LOCATED SOUTH 89°53'50" EAST 774.95 FEET ALONG THE SECTION LINE AND NORTH 00°06'10" EAST 33.00 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING: THENCE NORTH 05°04'22" EAST 195.56; THENCE SOUTH 87°54'39" EAST 25.70 FEET TO AN EXISTING VINYLE FENCE; THENCE SOUTH 81°09'39" EAST 112.98 FEET ALONG AND BEYOND THE END OF SAID VINYLE FENCE LINE; THENCE SOUTH 13°42'51" WEST 181.88 FEET TO THE NORTH LINE OF SAID PINE CANYON ROAD; THENCE NORTH 89°53'50" WEST 111.50 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

WAYNE R SHIELDS FAMILY LLC

03-017-0-0055

COMMENCING AT A POINT 8.45 CHAINS EAST AND NORTH 12°30' EAST 21.64 CHAINS FROM THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 4 WEST SALT LAKE BASE & MERIDIAN; THENCE NORTH 12°30' EAST 3.79 CHAINS; THENCE SOUTH 76° EAST 5.65 CHAINS; THENCE SOUTH 14°15' WEST 3.86 CHAINS; THENCE NORTH 76° WEST 5.55 CHAINS TO THE POINT OF BEGINNING. ----- ALSO COMMENCING 13.45 CHAINS EAST AND NORTH 14°15' EAST 5.125 CHAINS FROM THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 4 WEST SALT LAKE BASE & MERIDIAN; THENCE NORTH 14°15' EAST 7.25 CHAINS, THENCE SOUTH 63° EAST 6.75 CHAINS; THENCE SOUTH 14°15' WEST 5.75 CHAINS; THENCE NORTH 77° WEST 6.60 CHAINS TO THE POINT OF BEGINNING.