

EASEMENT FOR PRIVATE ACCESS & PUBLIC UTILITIES

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the undersigned, REDGLOW LLC, Grantor, do(es) hereby sell, convey, and warrant to REDGLOW LLC, a permanent private access & public utility easement and right-of-way with the right to erect construct, install, lay and thereafter use, operate inspect, repair, maintain, replace, and rework roadway and utility pipelines, conduit, junction boxes, manholes or other appurtenances thereunto required, over, across and/or under a certain parcel of real property laying and being situated in Grand County, Utah, a more accurate description of said property being attached hereto and made a part hereof as though fully copied herein in words and figures and marked Exhibit "A & B".

It is understood and agreed that this easement and right-of-way shall give and convey to Grantee herein the right of ingress and egress upon the lands above described for the purpose of construction, maintaining, and repairing the above-described utility improvements and access.

It is farther understood and agree and agreed that the consideration above mentioned shall be in full settlement of all claims, grants or rights of accrued, accruing or to accrue to grantor herein.

It is further understood and agreed that this instrument constitutes the entire agreement between the Grantor and the Grantee, there being no oral agreements or representations of any kind made between the Grantor and Grantee.

The grant and other provisions herein described shall constitute a covenant running with the land for the benefit of the Grantee, its successors and assigns.

WITNESS THE SIGNITURE of the Grantor on this the 10th day of Nov 2023.

~~Nicole Diester, Member~~
~~REGLOW LLC~~

~~Mitchell Kelling, Member~~
~~REGLOW LLC~~

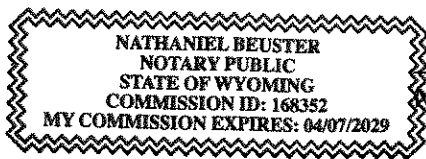
[Signature]
Tracie Fernandez, Member
REGLOW LLC

STATE OF Wyoming
COUNTY OF Perk

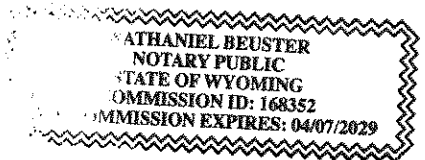
PERSONALLY appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named ~~Nicole Diester, Mitchell Kelling &~~ Tracie Fernandez, Member ~~s~~ REDGLOW LLC. Who acknowledged that they signed and delivered the above and foregoing instrument of writing on the day and year therein mentioned.

GIVEN UNDER MY OFFICIAL SEAL this the 10th day of November, 2023.

MY COMMISSION EXPIRES:
01/07/29



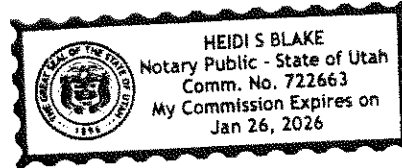
[Signature]
NOTARY PUBLIC



Mitchell Kelling, Member
Mitchell Kelling, Member of Redglow LLC.

STATE OF UTAH

COUNTY OF Grand



PERSONALLY appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named Mitchell Kelling, Member of REDGLOW LLC. Who acknowledged that they signed and delivered the above and foregoing instrument of writing on the day and year therein mentioned.

GIVEN UNDER MY OFFICIAL SEAL this the 20 day of November, 2023.

Heidi Blake
NOTARY PUBLIC

MY COMMISSION EXPIRES: Jan 26, 2026.

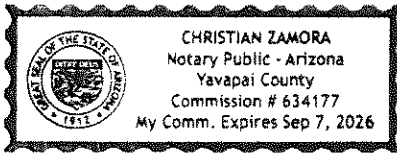
Niccole Deister
Niccole Deister, Member of Redglow LLC *Redglow LLC*

STATE OF ARIZONA

COUNTY OF Yavapai

PERSONALLY appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named Niccole Deister, Member of REDGLOW LLC. Who acknowledged that they signed and delivered the above and foregoing instrument of writing on the day and year therein mentioned.

GIVEN UNDER MY OFFICIAL SEAL this the 15th day of November, 2023.



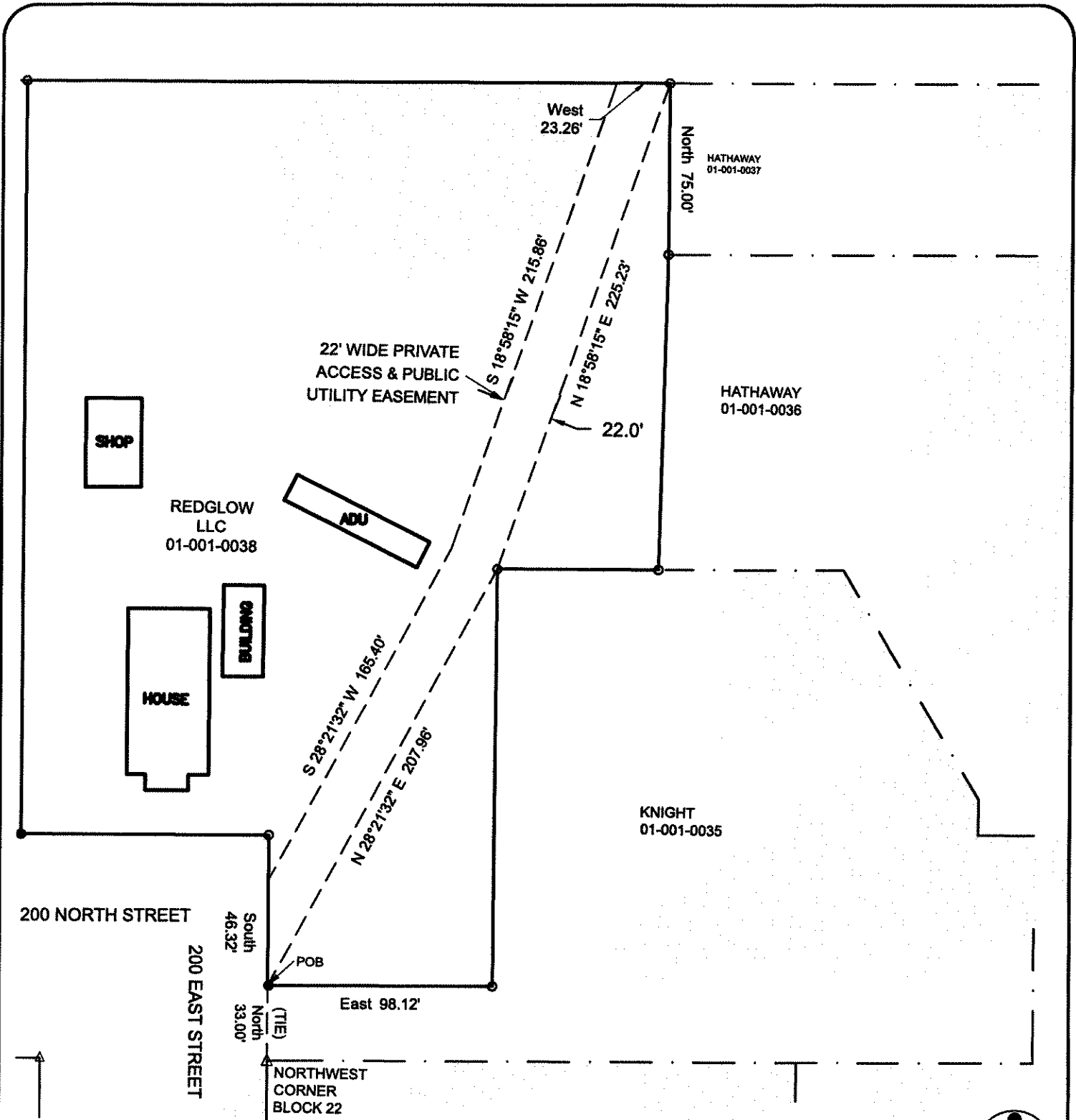
Christian Zamora
NOTARY PUBLIC

MY COMMISSION EXPIRES: Sep 7, 2026

Exhibit A

A 22' wide private access and public utility easement, being more particularly described as follows:

Beginning at a point being North 33.00 feet from the Northwest corner of Block 22, Moab Townsite, and proceeding thence North 28°21'32" East 207.96 feet; thence North 18°58'15" East 225.23 feet; thence West 23.26 feet; thence South 18°58'15" West 215.86 feet; thence South 28°21'32" West 165.40 feet; thence South 46.32 feet to the point of beginning, having an area of 8,959 square feet, 0.206 acres.



SHOP

REDGLOW
LLC
01-001-0038

ADU

HOUSE

BUILDING

HATHAWAY
01-001-0037

HATHAWAY
01-001-0036

KNIGHT
01-001-0035

200 NORTH STREET

200 EAST STREET

South
46.32'

North
33.00'

POB

East 98.12'

NORTHWEST
CORNER
BLOCK 22



GRAPHIC SCALE



1" (INCH) = 60' (FEET)



88 E Center Street
Moab, UT 84532
435.259.8171

EXHIBIT B
22' WIDE PRIVATE ACCESS & PUBLIC UTILITY EASEMENT

Project 176-23
Date 11/1/23
Sheet 1 of 1