



W2774939

WHEN RECORDED, RETURN TO:

SMHG Landco LLC
3632 N. Wolf Creek Drive
Eden, Utah 84310
Attention: JEFF WEBER

EH 2774939 PG 1 OF 4
LEANN H KILTS, WEBER COUNTY RECORDER
21-JAN-16 4:24 PM FEE \$16.00 DEP JKC
REC FOR: WATTS ENTERPRISES

**TERMINATION OF
TEMPORAY EASEMENT
FOR ROAD CONSTRUCTION AND SLOPE MAINTENANCE
PHASE 1D – EASEMENT D**

This TERMINATION OF TEMPORARY EASEMENT FOR ROAD CONSTRUCTION AND SLOPE MAINTENANCE (this “Termination”) is made this 21 day of JAN 2016, by and between SMHG LANDCO LLC (“Grantor”), as successor in interest to Summit Mountain Holding Group, L.L.C. (“SMHG”), and SMHG PHASE I LLC, a Delaware limited liability company (“Grantee”).

RECITALS

A. On January 17, 2014, SMHG executed that certain Temporary Easement Agreement for Road Construction and Slope Maintenance Phase 1D – Easement D, recorded on January 27, 2014 as Entry No. 2672963 in the Official Records of Weber County, Utah (“Easement”) in favor of Grantee against the certain real property then owned by SMHG as described in Exhibit “A” attached hereto and incorporated herein by reference (the “Easement Property”).

B. On June 19, 2014, SMHG executed that certain Special Warranty Deed, recorded on June 20, 2014 as Entry No. 2691509 in the Official Records of Weber County, Utah transferring ownership of the Easement Property to Grantor.

C. Grantor and Grantee wish to terminate and abandon the Easement and release the Easement Property as provided herein.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee hereby agree as follows:

AGREEMENT

Termination of Easement. Grantor and Grantee hereby permanently and irrevocably terminate and abandon the Easement, and all rights and obligations thereunder are terminated, released, and of no further force and effect. Upon recordation of this Termination in the Official Records of Weber County, the Easement Property shall be deemed to be free and clear of the effect of the Easement to the same extent as if the Easement had never been created. Grantee hereby terminates, releases, relinquishes, surrenders, disclaims and abandons all rights, title, and interest in the Easement and the Easement Property.

[Signatures on following page.]


IN WITNESS WHEREOF, Grantor and Grantee have executed this Termination of Temporary Easement for Road Construction and Slope Maintenance as of the date first indicated above.

GRANTOR:

SMHG LANDCO LLC, a Delaware limited liability company

By: Summit Mountain Holding Group, L.L.C., a Utah limited liability company
Its: Sole Member

By: Summit Revolution LLC, a Delaware limited liability company
Its: Sole Member

By: 
Name: Jeff Werbelow
Its: Authorized Signatory

GRANTEE:

SMHG PHASE I LLC, a Delaware limited liability company

By: SMHG Investments LLC, a Delaware limited liability company
Its: Sole Member

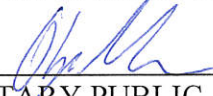
By: 
Name: Jeff Werbelow
Its: Authorized Signatory

EXHIBIT "A"**Legal Description of Released Easement Property**

Beginning at a point that is on the Southerly Line of Summit Eden Phase 1D, said point lies South 918.29 feet and East 1,585.82 feet from the North Quarter Corner of Section 8, Township 7 North, Range 2 East, Salt Lake Base and Meridian (Basis of Bearings is North 89°55'51" West between the Northeast Corner of Section 1 Township 7 North, Range 1 East, Salt Lake Base and Meridian and the Weber County Monument at the intersection of the Weber/Cache County Line and the Section Line, Tie from the Northeast Corner of Said Section 1 to the North Quarter Corner of Section 8 is South 53°43'38" East 9,312.68 feet; running thence North 85°44'00" East 15.14 feet; thence South 13°57'20" East 4.00 feet; thence southerly along a 120.00 foot radius curve to the right,(chord bears South 00°33'11" East a distance of 55.63 feet), through a central angle of 26°48'18", a distance of 56.14 feet; thence South 12°50'58" West 84.42 feet; thence southwesterly along a 80.00 foot radius curve to the right,(chord bears South 66°07'41" West a distance of 128.25 feet), through a central angle of 106°33'26", a distance of 148.78 feet; thence North 60°35'36" West 40.52 feet to the Easterly Right of Way Line of Summit Pass; thence North 20°16'24" East along said Easterly Line 8.97 feet; thence South 69°43'36" East 26.00 feet; thence North 20°16'24" East 4.86 feet to the Southerly Line of said Summit Eden Phase 1D; thence along said Southerly Line the following Four (4) Courses: 1) South 69°45'02" East 10.55 feet, 2) northeasterly along a 58.50 foot radius curve to the left,(chord bears North 65°14'58" East a distance of 82.73 feet), through a central angle of 90°00'00", a distance of 91.89 feet, 3) North 20°14'58" East 79.14 feet and 4) northerly along a 218.00 foot radius curve to the left,(chord bears North 11°41'47" East a distance of 64.84 feet), through a central angle of 17°06'21", a distance of 65.08 feet to the point of beginning.

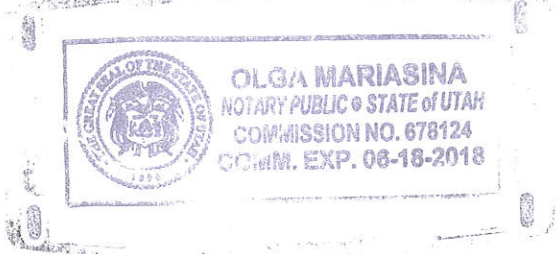
STATE OF UTAH)
:ss.
COUNTY OF WEBER)

The foregoing instrument was acknowledged before me this 21st day of JANUARY, 2016, by Jeff Werbelow, Authorized Signatory of Summit Revolution LLC, the Sole Member of Summit Mountain Holding Group, L.L.C., the Sole Member of SMHG Landco LLC.




NOTARY PUBLIC
Residing at: ODEN, UT 84401

My Commission Expires:
6.18.18



STATE OF UTAH)
:ss.
COUNTY OF WEBER)

The foregoing instrument was acknowledged before me this 21st day of JANUARY, 2016, by Jeff Werbelow, Authorized Signatory of SMHG Investments LLC, the Sole Member of SMHG Phase I LLC.



NOTARY PUBLIC
Residing at: ODEN, UT 84401

My Commission Expires:
6.18.18

