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How to Complete Your Utah Easement Agreement

Easement Agreement (Utah)

INSTRUCTIONS — KEEP FOR YOUR RECORDS. DO NOT ATTACH THIS PAGE TO YOUR DOCUMENT.

About this form. An easement gives someone the right to use part of another person's land for a specific purpose, such as a shared driveway or utility line.

1. **Fill in the top boxes (Page 1)**
   Enter the return address and tax parcel number.
2. **Describe the easement area (Page 2)**
   A survey or map is strongly recommended. If water rights or water shares are conveyed with the property, Utah requires a Water Rights Addendum to be filed with the deed.
3. **Both sign before a notary (Page 3)**
   Bring a current, government-issued photo ID.

After It's Signed

- Record the original with the county recorder of the county where the property is located.

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Utah-Commissioned Notaries

SCAN TO BOOK

Need legal advice about this Utah document? Gavrilov & Brooks Law Firm has a Utah-licensed attorney, with attorneys licensed in other states as well. Phone and video consultations are available. **(916) 504-0529** · **www.gavrilovlaw.com**

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YOUR FORM BEGINS ON THE NEXT PAGE

EASEMENT AGREEMENT

(Utah)

When recorded, mail to:

Name and address

Mail tax notice to:

Name and address of grantee

Tax ID / Parcel number

GRANTOR (owner of the burdened property): name and address

GRANTEE (owner of the benefited property, or person receiving the easement)

Initials: _____

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For valuable consideration, the grantor grants to the grantee a

perpetual easement appurtenant to the grantee’s property

personal (in gross) easement

for the purpose of

Purpose (access, utilities, driveway, drainage, other)

over the following portion of the grantor’s property:

the following described tract of land in

County

State of Utah:

Legal description (attach Exhibit A if more space is needed)

Property address (for reference)

Maintenance, cost sharing, and restrictions

This easement runs with the land and binds the parties’ successors, unless it is a personal easement.

Initials: _____

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X

Grantor / Grantee

X

Grantor / Grantee (if more than one)

Printed name

Printed name

NOTARY ACKNOWLEDGMENT

STATE OF UTAH)
) ss.
COUNTY OF)

On this day of (month and year)

before me, the undersigned notary public, personally appeared

name of grantor and grantee

proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged that he/she/they executed the same. Witness my hand and official seal.

X

Notary Public

(Notary seal)

Notary's printed name

Commission number

My commission expires

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