

Mail Recorded Deed and Tax Notice To:  
GBR Investments 5 LLC, a Utah limited liability company  
404 West 400 South, Ste M  
Salt Lake City, UT 84101



File No.: 88999-DY

## SPECIAL WARRANTY DEED

**KPB Land, LLC, a Utah limited liability company**

**GRANTOR(S)** of Lindon, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

**GBR Investments 5, LLC, a Utah limited liability company**

**GRANTEE(S)** of Salt Lake City, State of Utah

**for the sum of Ten and no/100 (\$10.00) DOLLARS**

and other good and valuable consideration, the following described tract of land in **Utah** County, State of Utah:

**SEE EXHIBIT "A" ATTACHED HERETO**

**TAX ID NO.:** 14-055-0018, 14-055-0022, 14-055-0076, 14-055-0112, 14-055-0173, 14-055-0197,  
14-056-0075, 14-056-0087 and 37-276-0004 (for reference purposes only)


Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

**SUBJECT TO:** Property taxes for the year 2016 and thereafter; covenants, conditions, restrictions and easements apparent or of record, all applicable zoning laws and ordinances.

Dated this 15th day of December, 2016.

KPB Land, LLC, a Utah limited liability company

BY:

  
Ken Bretschneider  
Manager

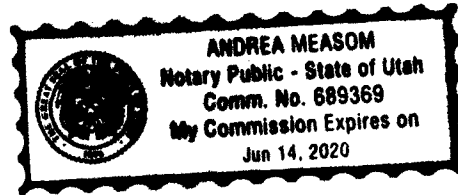
File No. 88999-DY

STATE OF UTAH

COUNTY OF ~~SALT LAKE~~ Utah

On the 15th day of December, 2016, personally appeared before me Ken Bretschneider, who acknowledged himself/herself to be the Manager of KPB Land, LLC, a Utah limited liability company, a limited liability company, and that he/she, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Andrea Measom  
Notary Public



**EXHIBIT A  
PROPERTY DESCRIPTION**

Lot 2, THE VOID PLAT "B", according to the official plat thereof as recorded in the office of the Utah County Recorder.

Tax Id No.: 54-336-0002

When Recorded, Return to:  
GBR Investments 5, LLC  
358 S. Rio Grande St. #150  
Salt Lake City, UT 84101

**CORRECTED  
SPECIAL WARRANTY DEED**

**KPB LAND, LLC, a Utah limited liability company**  
**GRANTOR**, of Lindon, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to  
**GBR INVESTMENTS 5, LLC, a Utah limited liability company,**  
**GRANTEE**, of Salt Lake City, State of Utah,  
**for the sum of Ten and no/100 (\$10.00) Dollars**  
and other good and valuable consideration, the following described tract of land in **Utah** County, State of Utah:

**Lot 2, THE VOID PLAT "B", according to the official plat thereof recorded in the office of the Utah County Recorder.**

**TAX ID NO.: 54-336-0002**

Prior Tax ID Nos. 14-055-0018, 14-055-0022, 14-055-0076, 14-055-0112, 14-055-0173, 14-055-0197, 14-056-0075, 14-056-0087 and 37-276-0004 (for reference purposes only)

Together with all improvements and appurtenances, restrictions, and reservations of record and those enforceable in law and equity.

SUBJECT TO: Property taxes for the year 2016 and thereafter; covenants, conditions, restrictions and easements apparent or of record, all applicable zoning laws and ordinances.

No water rights are conveyed by this deed. Water rights will be conveyed by separate deed.

*This document is being recorded to include water rights language and a Water Rights Addendum that were unintentionally omitted from the Special Warranty Deed recorded December 21, 2016 as Entry No. 128407:2016 on the books of the Recorder of Utah County, Utah.*

Dated this 25 day of October, 2017.

KPB Land, LLC, a Utah limited liability company,

  
By: Ken Bretschneider, Manager

[Notary on following page]



**WATER RIGHTS ADDENDUM TO LAND DEEDS**

Grantor: KPB LAND, LLC

Grantee: GBR INVESTMENTS 5, LLC

Tax ID Number(s): 54-336-0002

**In connection with the conveyance of the above referenced parcel(s), Grantor hereby conveys to Grantee without warranty, except for a warranty of title as to all claiming title by or through Grantor, the following interests in water and/or makes the following disclosures:**

Check one box only


- 1  All of Grantor's water rights used on Grantor's Parcel(s) are being conveyed. Proceed to Section A
- 2  Only a portion of Grantor's water rights are being conveyed. B  
(County Recorder should forward a copy of this form to the Utah Division of Water Rights if Box 1 or 2 above is checked)
- 3  No water rights are being conveyed. C
- 4  Water rights are being conveyed by separate deed. C


**Section**

Important Notes  
(see other side)

<b>A</b>	The water right(s) being conveyed include Water Right No(s). _____ _____ along with all applications pertaining to the water right(s) listed in this Section A, and all other appurtenant water rights. <i>(Proceed to Section C)</i>	N1  N2 N3
<b>B</b>	Only the following water rights are being conveyed: (check all boxes that apply) <input type="checkbox"/> All of Water Right No(s). _____ <input type="checkbox"/> _____ acre-feet from Water Right No. _____ for: _____ families; _____ acres of irrigated land; stock water for _____ Equivalent Livestock Units; and/or for the following other uses _____ <input type="checkbox"/> _____ acre-feet from Water Right No. _____ for: _____ families; _____ acres of irrigated land; stock water for _____ Equivalent Livestock Units; and/or for the following other uses _____ Along with all applications pertaining to the water right(s) listed in this Section B. <i>(Proceed to Section C)</i>	N1 N4 N5  N5  N2
<b>C</b>	Disclosures by Grantor: (check all boxes that apply) <input type="checkbox"/> Grantor is endorsing and delivering to Grantee stock certificates for _____ share's( of stock in the following water company: _____ <input type="checkbox"/> Culinary water service is provided by: _____ <input type="checkbox"/> Outdoor water service is provided by: _____ <input type="checkbox"/> There is no water service available to Grantor's Parcel(s). <input type="checkbox"/> Other water related disclosures: _____ _____	N6  N7 N8 N9 N10
Attach and sign additional copies of this form if more space is needed.		

*The undersigned acknowledge sole responsibility for the information contained herein even though they may have been assisted by employees of the Utah Division of Water Rights, real estate professionals, or other professionals, except to the extent that title insurance or a legal opinion concerning such information is obtained.*

Grantor's Signature: 

Grantee's Acknowledgment of Receipt: 

Grantee's Mailing Address: 358 S. Rio Grande St. #150, Salt Lake City, UT 84101

NOTE: GRANTEE MUST KEEP A CURRENT ADDRESS ON FILE WITH THE UTAH DIVISION OF WATER RIGHTS