

**ENTRY NO. 00287428**

05/02/2018 02:20:27 PM B: 0582 P: 0330  
Conveyance w/Water Addendum PAGE 1 / 3  
CRAIG J. SPERRY, JUAB COUNTY RECORDER  
FEE \$ 22.00 BY JUAB TITLE & ABSTRACT COMPANY



## WARRANTY DEED

KATHY DINKEL, Grantor, of Utah, hereby **CONVEYS** and **WARRANTS** to C.R. DOORS AND MOULDING, LLC, a Utah limited liability company, Grantee, of PO Box 311, 800 North Spring Creek Place, Springville, UT 84663 for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described tract of land in Juab County, State of Utah, to-wit:

Parcel No. XB00-1866-12131: Beginning at a point which is North 00°23'24" West 345.40 feet along the mid-section line from the South quarter corner of Section 17, Township 12 South, Range 1 East, Salt Lake Base and Meridian, thence North 89°50'51" East 601.87 feet along a fence line projection and fence line to a fence corner which is the West right-of-way fence line of old Highway 91, thence North 07°25'14" West 1000.42 feet along said West right-of-way fence line of said old Highway 91 to a sixteenth line, thence South 89°25'41" West 479.42 feet along said sixteenth line to a mid-section line, thence South 00°23'24" East 988.88 feet along said mid-section and to the point of beginning.

Excepting therefrom the following described property to-wit: Parcel No. XB00-1866-12132: Beginning at a point which is North 00°23'24" West 345.40 feet along the mid-section line from the South quarter corner of Section 17, Township 12 South, Range 1 East, Salt Lake Base and Meridian, thence North 89°50'51" East 601.87 feet along a fence line projection and fence line to a fence corner which is the West right-of-way fence line of old Highway 91, thence North 07°25'14" West 130.8 feet along said West right-of-way fence line of said old Highway 91, thence South 89°56'59" West 585.87 feet to the mid-section line, thence South 00°23'24" East 130.8 feet along said mid-section and to the point of beginning.

Water Right Nos. 53-279 and 53-280

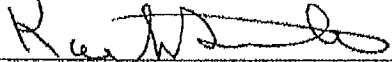
Together with a one-third interest in the use and maintenance of a well, and an easement for existing pipeline from the well to property herein. Said well and easement is located on the following described property, to-wit:

Parcel No. XB-1866-1211: Beginning at a point which is North 89°38'28" East 346.25 feet along the South section line from the South quarter corner of Section 17, Township 12 South, Range 1 East, Salt Lake Base and Meridian, thence North 89°38'28" East 296.50 feet along said South section line to the West right-of-way fence line of old Highway 91, thence North 07°19'00" West 128.68 feet along said West right-of-way fence line, thence North 08°48'28" West 52.74 feet along said West right-of-way fence line, thence North 07°15'38" West 54.11 feet along said West right-of-way fence line, thence North 05°47'25" West 91.01 feet along said West right-of-way fence line to a fence corner, thence South 89°38'42" West 173.93 feet along said fence line to a fence tee, thence North 88°16'36" West 39.77 feet along said fence line to a shed, thence South 88°35'58" West 56.25 feet, thence South 00°57'03" West 17.11 feet, thence South 01°46'25" East 74.77 feet to a fence corner, thence South 02°55'11" East 233.02 feet to said South section line and to the point of beginning.

Together with all improvements thereon and anywise appertaining thereto.

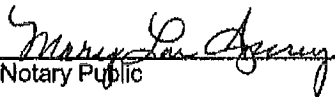
Subject to easements, rights, restrictions, rights-of-way, conditions, covenants, reservations, currently of record or enforceable in law or equity and subject to current general property taxes.

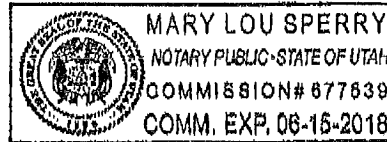
**WITNESS THE HAND** of said Grantor this 1st day of May, 2018.

  
\_\_\_\_\_  
KATHY DINKEL

STATE OF UTAH     )  
                          : ss,  
COUNTY OF JUAB )

On the 1st of May, 2018, personally appeared before me, a Notary Public in and for the said state, KATHY DINKEL, the signer of the above instrument, who duly acknowledged that she executed the same.

  
\_\_\_\_\_  
Notary Public



**JUAB TITLE & ABSTRACT COMPANY**  
240 North Main, P.O. Box 246, Nephi, UT 84648  
435-623-0387 Order No. 37632

**WATER RIGHTS ADDENDUM TO LAND DEEDS**

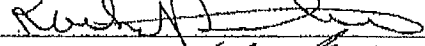

Grantor: Kathy Dinkel  
 Grantee: C.R. Doors and Moulding, LLC, a Utah limited liability company  
 Tax ID Number(s): XB00-1866-12131

**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 Proceed to Section
- 1  All of Grantor's water rights used on Grantor's Parcel(s) are being conveyed. 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)
A	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	Only the following water rights are being conveyed: (check all boxes that apply) <input type="checkbox"/> All of Water Right No(s). _____ <input checked="" type="checkbox"/> 0.25 acre-feet from Water Right No. <u>53-279</u> for: <u>0.2</u> families; _____ acres of irrigated land; stock water for <u>31</u> Equivalent Livestock Units; and/or for the following other uses _____ <input checked="" type="checkbox"/> 2.9945 acre-feet from Water Right No. <u>53-280</u> for: _____ families; <u>0.748625</u> 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
C	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: P.O. Box 311, Springville, Utah 84663

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