

Cache Title Company, Inc. 00063985  
MAIL TAX NOTICE TO  
1222 West Legacy Crossing Blvd. STE 6  
Centerville UT 84014

Ent 1307495 Bk 2308 Pg 379  
Date: 15-Dec-2021 04:48 PM Fee \$40.00  
Cache County, UT  
Devron Andersen, Rec. - Filed By CC  
For CACHE TITLE COMPANY

### WARRANTY DEED

**SOUTHBROOK HOLDINGS, LLC**

of **LOGAN**, County of **Cache**, State of **UTAH**, hereby CONVEY and WARRANT to

**HERITAGE CROSSING, LLC, A UTAH LIMITED LIABILITY COMPANY**

Of **Centerville UT** Grantee for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of land in **Cache** County, State of **UTAH**:

See attached Exhibit A

WITNESS, the hand(s) of said Grantor(s), this **15th** day of **December 2021**

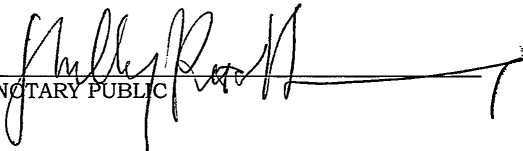
**SOUTHBROOK HOLDINGS, LLC**

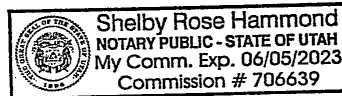
  
\_\_\_\_\_  
**BRENT SKINNER, MANAGER**

### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF **UTAH**)  
COUNTY OF **Cache**)

On the **15th** day of **December 2021**, before me *Shelby Rose Hammond* a notary public, personally appeared **BRENT SKINNER**, known to me to be the member(s) or designated agents of the limited liability company that executed the above and acknowledged to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and an oath stated that they are authorized to execute said instrument freely and voluntarily for the purposes and use herein mentioned on behalf of the limited liability company.

  
\_\_\_\_\_  
NOTARY PUBLIC



Ent ~~1307495~~ Bk 2308 Pg 380

## Exhibit A

A part of the Southwest Quarter of Section 20, Township 11 North, Range 1 East of the Salt Lake Base and Meridian. Beginning at a point located South 89°51'19" East, a distance of 2,353.51 feet and South 00°03'24" West, a distance of 25.00 feet and South 89°51'19" East, a distance of 259.72 feet and South 00°42'00" West, a distance of 487.72 feet from the West Quarter corner of said Section 20 and running thence South 00°42'00" West a distance of 6.95 feet; thence North 89°51'08" West, a distance of 254.16 feet; thence North 00°03'24" East, a distance of 6.95 feet; thence South 89°51'08" East, a distance of 254.24 feet to the point of beginning.

*Tax Parcel No. 03-017-0003*

A part of the Southwest Quarter of Section 20, Township 11 North, Range 1 East of the Salt Lake Base and Meridian. Beginning at a point located South 89°51'19" East, a distance of 2,353.51 feet and South 00°03'24" West, a distance of 25.05 feet from the West Quarter corner of said Section 20 and running thence South 89°51'19" East, a distance of 259.72 feet to the point of beginning; thence South 00°42'00" West, a distance of 487.72 feet; thence North 89°51'08" West, a distance of 254.24 feet; thence North 00°03'24" East, a distance of 487.69 feet; thence South 89°51'19" East, a distance of 259.72 feet to the point of beginning.

*Tax Parcel No. 03-017-0018*

A part of the Southwest Quarter of Section 20, Township 11 North, Range 1 East of the Salt Lake Base and Meridian. Beginning at a point located South 89°51'19" East, a distance of 2,353.51 feet and South 00°03'24" West, a distance of 25.00 feet and South 89°51'19" East, a distance of 259.72 feet and South 00°42'00" West, a distance of 494.67 feet from the West Quarter corner of said Section and running thence South 00°42'00" West, a distance of 182.57 feet to a point of curve to the right having a radius of 1,056.00 feet and a central angle of 08°55'24"; thence South along the arc a distance of 164.46 feet chord bears South 05°09'42" West, a distance of 164.30 feet; thence South 09°37'24" West, a distance of 38.72 feet; thence South 10°12'23" West, a distance of 66.89 feet; thence South 09°47'37" East, a distance of 33.62 feet; thence South 10°12'23" West, a distance of 22.75 feet to a point of curve to the right having a radius of 88.00 feet and a central angle of 47°55'52"; thence Southwest along the arc a distance of 73.62 feet chord bears South 34°10'19" West, a distance of 71.49 feet; thence South 58°08'15" West, a distance of 10.69 feet to a point of curve to the right having a radius of 185.20 feet and a central angle of 19°03'55"; thence West along the arc a distance of 61.63 feet chord bears South 67°40'12" West, a distance of 61.34 feet; thence South 68°02'28" West, a distance of 18.30 feet; thence North 88°51'12" West, a distance of 214.63 feet; thence North 00°10'30" East, a distance of 597.31 feet; thence South 89°51'08" East, a distance of 369.35 feet to the point of beginning.

*Tax Parcel No. 03-017-0016*

TOGETHER WILL ALL RIGHTS PERTAINING TO WATER USER CLAIM NUMBER 25-1247

**WATER RIGHTS ADDENDUM TO LAND DEEDS**

Grantor: Southbrook Holdings, LLC  
 Grantee: Heritage Crossing, LLC, a Utah Limited Liability Company  
 Tax ID Number(s): 03-017-0003, 03-017-0016, 03-017-0018


**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)

<b>A</b>	The water right(s) being conveyed include Water Right No(s). <u>25-1247</u> 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 checked="" type="checkbox"/> All of Water Right No(s). <u>25-1247</u> <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: 1222 West Legacy Crossing Blvd. STE 6, Centerville UT 84014

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

**WATER RIGHTS ADDENDUM TO LAND DEEDS**

Grantor: Southbrook Holdings, LLC  
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 Tax ID Number(s): 03-017-0003, 03-017-0016, 03-017-0018

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**Section**

Important Notes  
(see other side)

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B	Only the following water rights are being conveyed: (check all boxes that apply) <input checked="" type="checkbox"/> All of Water Right No(s), <u>25-1247</u> <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
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

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Grantee's Mailing Address: 1222 West Legacy Crossing Blvd STE 6, Centerville UT 84014

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