

**WHEN RECORDED, MAIL TO:**  
AUSTIN ANDERSON  
2965 South Highway 89-91  
Wellsville, UT 84339

Ent 1171539 Bk 1950 Pg 0921  
Date 10-May-2017 02:30PM Fee \$12.00  
Michael Gleed, Rec. - Filed By SA  
Cache County, UT  
For UTAH FIRST TITLE INSURANCE AGENCY  
Electronically Submitted by Simplifile

Escrow No. 28107

## **WARRANTY DEED**

JEFFREY C. ANDERSON, grantor(s)  
of WELLSVILLE, County of CACHE, State of UTAH, hereby CONVEY(s) and WARRANT(s) to

AUSTIN ANDERSON, a single man, grantee(s)  
of WELLSVILLE, County of CACHE, State of UTAH, for the sum of TEN DOLLARS and other good  
and valuable consideration, the following described tract of land in CACHE County, State of Utah, to-wit:

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION  
19, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN,  
DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EAST LINE OF THE  
COUNTY ROAD, 286.6 FEET NORTH AND 24.75 FEET EAST OF THE SOUTHWEST  
QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, AND RUNNING THENCE  
NORTH IN SAID EAST LINE OF THE COUNTY ROAD 266.9 FEET; THENCE SOUTH  
49°24'30" EAST 487.4 FEET TO THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 89-  
91; THENCE SOUTH 37°06' WEST IN SAID WEST LINE OF HIGHWAY 185.5 FEET;  
THENCE NORTH 52°29'30" WEST 325.2 FEET TO THE PLACE OF BEGINNING.

Tax ID# 03-012-0022

SUBJECT TO easements, covenants, conditions, restrictions, rights of way and reservations appearing of  
record or enforceable in law and equity and taxes for the year 2017 and each year thereafter.

WITNESS the hand of said grantor(s), this 9<sup>th</sup> day of May, 2017.

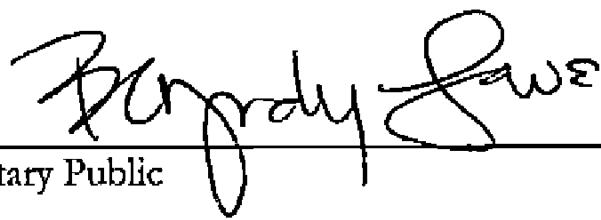


JEFFREY C. ANDERSON

STATE OF UTAH }  
COUNTY OF CACHE } ss.

On the 9th day of May, 2017, personally appeared before me, JEFFREY C. ANDERSON, the  
signer(s) of the within instrument who duly acknowledged to me that HE executed the same.



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

# WATER RIGHTS ADDENDUM TO LAND DEEDS

Grantor: Jeffrey C. Anderson

Ent 1171539 Bk 1950 Pg 0922

Grantee: Austin Anderson

Tax ID Number(s): 03-012-0022

**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	<p>The water right(s) being conveyed include Water Right No(s). _____</p> <p>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></p>	N1  N2 N3
B	<p>Only the following water rights are being conveyed: (check all boxes that apply)</p> <p><input checked="" type="checkbox"/> All of Water Right No(s). 25-407, 25-408</p> <p><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 _____.</p> <p><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 _____.</p> <p>Along with all applications pertaining to the water right(s) listed in this Section B. <i>(Proceed to Section C)</i></p>	N1 N4 N5 N5 N5 N2
C	<p>Disclosures by Grantor: (check all boxes that apply)</p> <p><input type="checkbox"/> Grantor is endorsing and delivering to Grantee stock certificates for _____ share(s) of stock in the following water company: _____</p> <p><input type="checkbox"/> Culinary water service is provided by: _____</p> <p><input type="checkbox"/> Outdoor water service is provided by: _____</p> <p><input type="checkbox"/> There is no water service available to Grantor's Parcel(s).</p> <p><input type="checkbox"/> Other water related disclosures: _____</p>	N6 N7 N8 N9 N10
<p>Attach and sign additional copies of this form if more space is needed.</p>		

***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: 2965 S. Highway 89-91, (Wellsville, UT 84339)

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