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Mail Recorded Deed and Tax Notice To:
Ivory Land Corporation, a Utah corporation
978 Woodoak LN
Salt Lake City, Utah 84117

Rhonda Francis Summit County Recorder

11/12/2021 02:50:57 PM Fee \$40.00

By COTTONWOOD TITLE INSURANCE AGENCY, INC.

Electronically Recorded



COTTONWOOD
TITLE

File No.: 131096-MCF

WARRANTY DEED

Judd Dairy Farm, Inc., a Utah corporation

GRANTOR(S) of Coalville, State of Utah, hereby Conveys and Warrants to

Ivory Land Corporation, a Utah corporation

GRANTEE(S) of Coalville, 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 **Summit County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: NS-101 and NS-104 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 12th day of November, 2021.

Judd Dairy Farm, Inc., a Utah corporation

BY: LaReen Judd
LaReen Judd
President

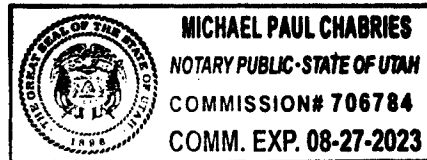
BY: Mark Judd
Mark Judd
Secretary/Treasurer

STATE OF UTAH

COUNTY OF SALT LAKE

On this 12th day of November, 2021, before me, personally appeared LaReen Judd, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Judd Dairy Farm, Inc., a Utah corporation.

Michael P. Chabries
Notary Public



STATE OF UTAH

COUNTY OF SALT LAKE

On this 12th day of November, 2021, before me, personally appeared Mark Judd, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Judd Dairy Farm, Inc., a Utah corporation.

Michael P. Chabries
Notary Public

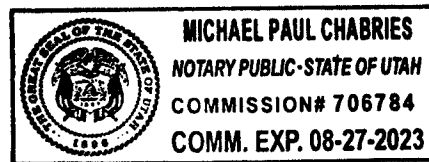


EXHIBIT A
Legal Description

Commencing at the Northeast corner of Section 4, Township 1 North, Range 5 East, of the Salt Lake Base and Meridian, thence North 89°51'13" West 1534.99 feet along the North line of said Section 4; thence North 300.91 feet to a point on the West right-of-way line of Hoytsville Road; thence South 06°31'59" West 826.59 feet along said West right-of-way line of Hoytsville Road to the point of beginning; thence continuing along said West right-of-way of Hoytsville Road South 06°31'59" West 727.27 feet to the beginning of an 11,509.20 foot radius curve to the left; thence 690.37 feet along the arc of said curve, having a central angle of 03°26'13" (Chord bears South 04°48'53" West 690.26 feet) to the Northeast corner of Lot 1 of Hardy Estates Subdivision as recorded in the Summit County Recorder's office; thence North 89°40'39" West 396.47 feet along the North line of said Lot 1; thence along the West line of said Hardy Estates Subdivision the following four (4) courses: (1) South 09°34'24" West 202.46 feet to a found rebar and cap stamped "High Mountain LS368352"; (2) South 09°34'24" West 180.31 feet to a found rebar and cap stamped "High Mountain LS368352"; (3) South 15°00'32" West 227.49 feet to a found rebar (no cap); (4) South 16°53'23" West 113.31 feet to a found rebar and cap stamped "High Mountain LS368352"; thence South 89°49'38" West 732.28 feet to a found rebar at the Northwest corner of Lot 2 of said Hardy Estates Subdivision and a point on an existing barbed wire fence running along the East right-of-way line of the State of Utah, Division of Parks and Recreation "Rail Trail" property as recorded in the Summit County Recorder's office; thence Northeasterly along said barbed wire fence the following seven (7) courses: (1) North 07°29'59" East 232.78 feet; (2) North 08°34'59" East 183.86 feet; (3) North 08°06'06" East 368.70 feet; (4) North 08°33'59" East 149.17 feet; (5) North 08°06'45" East 560.24 feet; (6) North 07°49'02" East 322.54 feet; (7) North 09°35'25" East 43.46 feet; thence North 08°03'32" East 438.58 feet, more or less, to a point of intersection with an existing East/West barb and net wire fence, said fence being on and running along the North bank of the Little Weber River; thence Easterly along said fence the following three (3) courses: (1) North 84°51'35" East 150.37 feet; (2) South 80°41'15" East 106.97 feet; (3) North 88°25'26" East 52.72 feet to the corner of said existing barb and net wire fence; thence South 02°58'33" East 81.65 feet; thence South 84°27'36" East 792.85 feet to the point of beginning.

WATER RIGHTS ADDENDUM TO LAND DEEDS

Grantor: Judd Dairy Farm, Inc.
 Grantee: Ivory Development, LLC
 Tax ID Number(s): NS-101, NS-104

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). <u>35-2821, 35-12986, 35-13064</u>	N1
	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>	N2 N3
B	Only the following water rights are being conveyed: (check all boxes that apply)	N1
	<input type="checkbox"/> All of Water Right No(s). _____	N4
	<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 _____.	N5
	<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 _____.	N5
	Along with all applications pertaining to the water right(s) listed in this Section B. <i>(Proceed to Section C)</i>	N2
C	Disclosures by Grantor: (check all boxes that apply)	
	<input checked="" type="checkbox"/> Grantor is endorsing and delivering to Grantee stock certificates for <u>17</u> share(s) of stock in the following water company: <u>Hoytsville Irrigation Company</u>	N6
	<input type="checkbox"/> Culinary water service is provided by: _____	N7
	<input type="checkbox"/> Outdoor water service is provided by: _____	N8
	<input type="checkbox"/> There is no water service available to Grantor's Parcel(s).	N9
<input type="checkbox"/> Other water related disclosures: _____	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: Mark A. Judd Lakeen Judd
 Grantee's Acknowledgment of Receipt: [Signature]
 Grantee's Mailing Address: 978 Woodoak Ln, Salt Lake City, UT 84109

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