

WHEN RECORDED MAIL TO GRANTEE:  
9715 South 3775 East  
Sandy, UT 84092  
File No. 1804069

12767941  
5/7/2018 4:25:00 PM \$13.00  
Book - 10672 Pg - 3040-3041  
ADAM GARDINER  
Recorder, Salt Lake County, UT  
1ST LIBERTY TITLE LC  
BY: eCASH, DEPUTY - EF 2 P.

**WARRANTY DEED  
WITH  
QUITCLAIM DEED**

PORTOFINO HOLDINGS, LLC

Grantor(s) of Salt Lake County, State of Utah, hereby CONVEY and WARRANT to

KEVIN GATES

Grantee, of Salt Lake County, for the sum of TEN AND NO/100 DOLLARS, and other good and valuable consideration, the following described tract of land in Salt Lake County, State of Utah:

**Commencing at a point 105.1 rods East and North 3° East 820.05 feet from the West quarter corner of Section 12, Township 3 South, Range 1 East, Salt Lake Base and Meridian and running thence South 87°00' East 237.1 feet, thence South 43°35' East 45.0 feet, thence North 21°26' East 253 feet more or less to the center line of Little Cottonwood Creek, thence North-Westerly along the center line of said creek 220 feet more or less to the North East corner of Clarence L. and Laura S. Giles property, thence South 3° West 131.14 feet, thence South 67°08' West 77 feet, thence North 86° West 64.73 feet, thence South 3° West 86.51 feet to the place of beginning.**

**Together with a 1 rod right-of-way the West and North line of which is described as follows:**

**Commencing 105.1 rods East of the West quarter corner of the aforementioned Section 12, thence North 3° East 906.76 feet, thence South 86° East 64.73 feet, thence North 67° 08' East 77.0 feet, thence South 87° East 186.0 feet.**

Tax I.D.#: 28-12-179-001

SUBJECT TO:

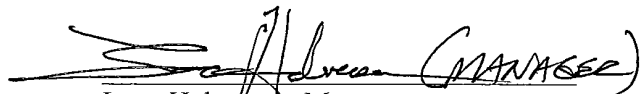
1. Taxes for the year 2018 and all subsequent years.
2. Covenants, Conditions, Restrictions, Easement and rights of way of record or enforceable in law or equity.
3. All applicable zoning laws and ordinances.

GRANTOR further quitclaims to GRANTEE, for the sum of TEN AND NO/100 Dollars and other good and valuable consideration, all water rights appurtenant to, associated with, or used in connection with the above-referenced real property, including but not limited to: Water Right No. 57-10382, as identified in the Office of the Utah Division of Water Rights, for 6.35 acre-feet per year of water in the South Despain Ditch primary water right, as a four one-hundredths (4/100) of the South Despain Ditch primary right in the water rights awarded in the Decree in *Union & East Jordan Irr. v. Richards Irr. Co., et al.*, Case No. 4802, Third District Court, Salt Lake County, Utah (C.W. Morse, Judge, June 16, 1910), together with a perpetual easement and right-of-way over tracts of land deeded November 1, 1973, from Melva Butler Smith, grantor, to Charles D. Despain, Leah Despain, Emma A. Butler, Helen Rae Butler, and Perry Butler, grantees, to operate and maintain the existing culinary water pipe system and for conveyance of irrigation water, as described in that Warranty Deed, dated November 1, 1973, and recorded in the office of the Salt Lake County Recorder, State of Utah, on November 21, 1973, as Entry No. 2583469, in Book 3462, at Page 292.

GRANTOR represents and warrants that GRANTOR has not conveyed the above-referenced water rights prior to this conveyance.

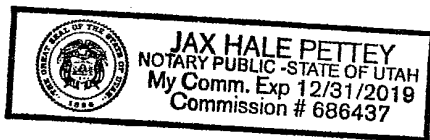
DATED: 04/26/18


PORTOFINO HOLDINGS, LLC

  
Lane Halverson, Manager

STATE OF UTAH                    )  
  : ss.  
COUNTY OF SALT LAKE )

On 04/26/18, personally appeared before me PORTOFINO HOLDINGS, LLC, the signer(s) of the within instrument, who duly acknowledged to me that he executed the same.



  
NOTARY PUBLIC  
Residing at Salt Lake County