

143268CA  
MAIL TAX NOTICE TO:  
Michael Cummings  
2152 E. Creek Road  
Sandy, UT 84093

Ent 1306975 Bk 2306 Pg 1658  
Date 09-Dec-2021 01:59PM Fee \$40.00  
Devron Andersen, Rec. - Filed By SZ  
Cache County, UT  
For PINNACLE TITLE  
Electronically Submitted by Simplifile

PINNACLE TITLE



# WARRANTY DEED

## TRUST FORM

**Vern Alan Thurgood and Sarah Kimball Thurgood, trustees of The ALAN AND SARAH THURGOOD REVOCABLE TRUST, dated February 14, 2020**

GRANTOR(S)

HEREBY GRANT, CONVEY AND FOREVER WARRANT TO

**Michael Cummings and Laura Cummings, husband and wife**

GRANTEE(S)

OF Mendon, COUNTY OF Cache, STATE OF UT  
FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,  
THE FOLLOWING DESCRIBED TRACT OF LAND IN Cache COUNTY, STATE OF UTAH:

11-014-0034

*see attached Exhibit "A"*

~~Lot 4, Pheasant Ridge Estates Subdivision, as shown by the official plat thereof, filed August 22, 2001, as Filing No. 757986, in the office of the Recorder of Cache County, Utah.~~

Together with all title, rights, and interest under water users Claim Number(s) 25-11406 and 25-9623

WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 9 DAY OF December, 2021.

**Alan and Sarah Thurgood Revocable Trust  
dated February 14, 2020**

SIGNED IN THE PRESENCE OF

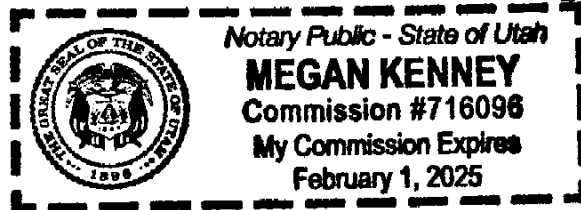
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*Vern Alan Thurgood* Trustee  
By: Vern Alan Thurgood, Trustee

*Sarah Kimball Thurgood*  
By: Sarah Kimball Thurgood, Trustee

Trustee

STATE OF UT )  
                  ) :SS  
COUNTY OF Cache )



ON THE 9 DAY OF December, 2021, PERSONALLY APPEARED BEFORE ME Vern Alan Thurgood and Sarah Kimball Thurgood, trustees of The ALAN AND SARAH THURGOOD REVOCABLE TRUST, dated February 14, 2020, THE SIGNER(S) OF THE WITHIN INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME PURSUANT TO AND IN ACCORDANCE WITH THE POWERS VESTED IN THEM BY THE TERMS OF SAID TRUST AGREEMENT.

*M. Kenney*  
NOTARY PUBLIC

**Order Number: 143268CA**

**EXHIBIT "A"**

**The Land referred to herein below is situated in the County of Cache, State of Utah, and is described as follows:**

**Lot 4, Pheasant Ridge Estates Subdivision, as shown by the official plat thereof, filed August 22, 2001, as Filing No. 767986, in the office of the Recorder of Cache County, Utah.**

**Parcel Number: 11-014-0034**

WATER RIGHTS ADDENDUM TO WATER DEEDS

Grantor: Alan and Sarah Thurgood Revocable Trust
Grantee: Michael and Laura Cummings
Water Right No(s): 25-11404 and 25-9023

In connection with the foregoing water rights conveyance, Grantor hereby assigns to Grantee all water rights listed which are not yet capable by law of being conveyed by deed (e.g., pending or unapproved water rights) and all applications pertaining to the water rights listed (e.g., all change applications, extension applications, non-use applications, etc.). Grantor also makes the following declarations and disclosures:

SECTION 1 - TYPE OF DEED Check one box only - Must match language in the deed

- The foregoing deed is a warranty deed. (Grantor is making all standard warranties.)
The foregoing deed is a special warranty deed. (Grantor is only warranting that Grantor has not previously conveyed title to others, i.e., a warranty of title as to all claiming by or through Grantor.)
The foregoing deed is a quit claim deed. (Grantor is making no warranties.)
The language in the foregoing deed is controlling as to the type of deed and associated warranties, if any. (County Recorder should forward a copy of this form to the Utah Division of Water Rights if any box above is checked)

SECTION 2 - APPURTENANT WATER RIGHTS Check one box only

- All of Grantor's water rights approved for use on the following described parcel(s) are being conveyed.
In addition to any specifically identified rights, all other water rights owned by Grantor and approved for use on the following described parcel(s) are being conveyed.
No water rights other than those specifically identified by water right number are being conveyed.

SECTION 3 - WATER RIGHTS CONVEYED IN WHOLE OR IN PART Check all applicable boxes

- 100% of the following water rights described in the deed are being conveyed. Water Right Nos.
Only the portion indicated of the following water rights described in the deed are being conveyed.
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:
The language in the foregoing deed is controlling as to quantity, if any.

SECTION 4 - OTHER DISCLOSURES Check all applicable boxes

- Grantor is endorsing and delivering to Grantee stock certificates for shares of stock in the following water company:
Other water related disclosures:

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.

X Grantor's Signature: Alan Thurgood Sarah Kimball Thurgood

Grantee's Acknowledgment of Receipt: [Signature]

Grantee's Mailing Address: 2152 E Creek Rd. Sandy UT 84093

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