

WHEN RECORDED RETURN TO:  
Grantee  
c/o 645 North Main Street  
Layton, Utah 84041

## SPECIAL WATER DEED

Stan Checketts Properties, L.C., a Utah Limited Liability Company, and Kevin Checketts, as Grantor,  
does hereby convey, deed, assign and warrant to:

YPPVRE, LLC, a Utah Limited Liability Company

of Davis County, State of Utah, as Grantee, for the sum of Ten Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby assign, transfer, convey, deed, and warrant as to the acts of the Grantor, the following described water rights, and all other water rights which are appurtenant to the real property described herein.

The water rights conveyed, according to the records of the Utah State Division of Water Rights are described as:

Utah State Water Right 25-720; Utah State Water Right 25-3520  
Utah State Water Right 25-7649

The above water right is being conveyed, assigned, and transferred together with all water rights appurtenant to real property located in Cache County, State of Utah, more particularly described as follows:

See Legal Description on attached Exhibit "A" which by reference is made a part.  
Cache County, State of Utah, Tax Parcel Numbers  
03-006-0004; 03-006-0005; 03-006-0006; 03-006-0013; 03-006-0033

Grantor conveys the specified water right, free and clear of lien or encumbrance, assessment or as collateral under any security agreement, deed of trust, chattel or mortgage.

Stan Checketts Properties, L.C., a Utah Limited Liability Company

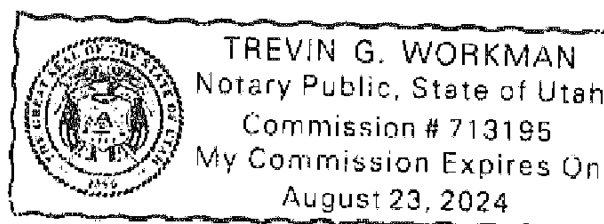
by: Sandy Checketts 8/12/2022  
Sandy Checketts-Manager Date

K. Checketts 8/12/2022  
Kevin Checketts Date

State of Utah  
County of Cache

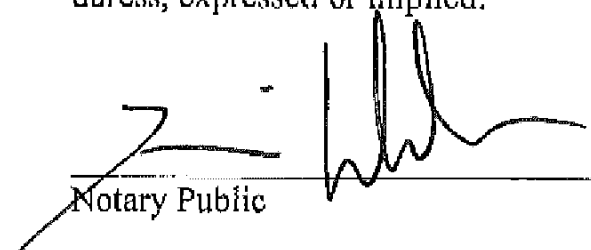
On this the 12 day of August 2022, Sandy Checketts as Manager of Stan Checketts Properties, L.C., a Utah Limited Liability Company, personally appeared before me, a Notary Public in the State of Utah, who duly acknowledged to me that she executed this document in the capacity stated and in accordance with the terms and conditions of the operating agreement of the stated limited liability company.

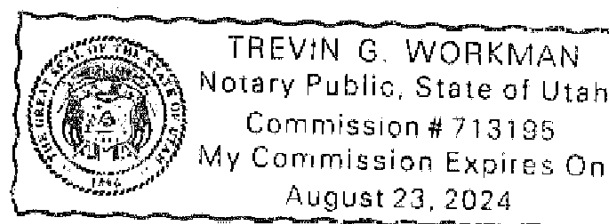
  
Notary Public



State of Utah  
County of Cache

On this the 12 day of August 2022, Kevin Checketts, personally appeared before me, a Notary Public in the State of Utah, who duly acknowledged to me that he executed this document, under no duress, expressed or implied.

  
Notary Public



**WATER RIGHTS ADDENDUM TO WATER DEEDS**Grantor: Stan Checketts Properties, L.C., a Utah Limited Liability Company and Kevin CheckettsGrantee: YPPVRE, LLC, a Utah Limited Liability CompanyWater Right No(s): 25-720; 25-3520; 25-7649

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.  
Cache County, State of Utah, Tax Parcel Numbers 03-006-0004; 03-006-0005; 03-006-0006; 03-003-0013; 03-006-0033
- ☐ 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: \_\_\_\_\_
- \_\_\_\_\_ 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: \_\_\_\_\_
- \_\_\_\_\_ 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.*

Grantor's Signature: Stan Checketts L.C.Grantee's Acknowledgment of Receipt: YPPVRE, LLCGrantee's Mailing Address: 645 NORTH MAIN STREET, SALT LAKE CITY, UTAH 84101

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

## NOTES TO WATER RIGHTS ADDENDUM TO WATER DEEDS

Please read the following notes carefully in order to avoid problems and the possible loss of the water rights being conveyed in connection with this transaction.

The mere purchase of a water right does not guarantee: (1) that the water right is in good standing with the Utah Division of Water Rights; (2) that the owner has clear title to the water right; (3) that the Division will recognize the ownership change; or (4) that the Division will approve any proposed changes or extensions regarding the water right. You are encouraged to conduct proper "due diligence" research into any water right before purchasing it.

### Section

- 1-4 Once this Water Right Addendum and deed has been recorded at the County Recorder's Office, the county recorder shall transmit a paper or electronic copy of the deed and water rights addendum to the state engineer. Water right deeds and addendum submitted in conformance with statute which names as the grantor the person listed as owner of state engineer records - shall be processed as though it were a completed report of water right conveyance. If the state engineer does not update water right ownership on records of the Division upon submittal of a Water Right Addendum and deed, a water right owner must submit a report of water right conveyance (ROC) as directed in Utah Code Section 73-1-10(3). Filing an ROC is necessary in order to: (1) have the Division's records updated with current ownership and address information; (2) file any application on these water rights; and (3) receive notifications concerning deadlines and other essential information pertaining to these rights. Help with reviewing the water rights and the ROC can be obtained from the Utah Division of Water Rights and/or water professionals, such as attorneys, engineers, surveyors, and title professionals with experience in water rights and water law.
- 1 There are three general types of deeds - warranty deeds, special warranty deeds, and quit claim deeds - which can be used to convey water rights. The primary difference between them is the type of warranty being given, which has a dramatic effect on the rights and responsibilities of both the Grantor and the Grantee. If you are unsure about the type of deed that you should use or accept, you should obtain legal advice on this issue.
- 2 Water rights owned by the Grantor and used on Grantor's Parcel may be "appurtenant" to Grantor's Parcel. Not all appurtenant water rights have been assigned a water right number because not all water rights are "of record." If either of the first two boxes in Section 2 are checked, this conveyance includes all appurtenant water rights, whether or not they are listed by water right number or are of record; only water right numbers listed on the addendum will be updated. Grantee should investigate each water right listed and determine if there are any water rights that are not of record. If there are water rights not of record, Grantee should seriously consider making them of record by filing the appropriate forms with the Utah Division of Water Rights.
- 3 A Water right can be conveyed in whole (100% of the right is conveyed) or in part (only a portion of the right is conveyed). If the whole right is conveyed, you do not need to describe the beneficial uses associated with the right. If only a part is being conveyed, you need to describe exactly what beneficial uses are being conveyed. This is usually expressed in terms of acre-feet and generally consists of: (1) the number of families for domestic (indoor culinary) uses (generally quantified as 0.45 acre-feet per family for a year-round residence and 0.25 acre-feet per family for a seasonal residence); (2) the number of acres irrigated (this involves issues of "irrigation duty" [the number of acre-feet of water allowed per acre of irrigated land] and "sole supply/supplemental supply" [the amount of water allocated to each water right when more than one right is being used on the same land or for the same livestock]; and (3) the number of livestock being watered (expressed in terms of equivalent livestock units or "ELUs" which are quantified at the rate of 0.028 acre feet per ELU for full-year use). Any other uses being conveyed should be similarly described. Help with evaluating, quantifying, and/or describing the uses can be obtained from the Utah Division of Water Rights and/or water professionals.
- 4 Shares of stock in water companies (including irrigation, canal, and ditch companies) are generally not transferred by deed. Each company has procedures for transferring ownership. The company should be contacted to ascertain the appropriate procedures to follow. The most common procedure is for the Grantor to endorse and deliver the stock certificate to the Grantee, who then presents that certificate to company for issuance of a new certificate in the Grantee's name. If another procedure is to be followed, that should be noted on the "Other water related disclosures" line in Section 4 of this form. Each company also defines how much water is associated with a particular share and what fees and assessments are charged. The Grantee should contact the company about all such issues. There is also space provided in this section for any other information that the Grantor believes may be relevant to the water rights being transferred or for any other water related issues.

The Utah Division of Water Rights (often referred to as the State Engineer's Office) is located at  
1594 W. North Temple, Suite 220, PO Box 146300, Salt Lake City, Utah 84114-6300  
Telephone: 801-538-7240 Web Address: [www.waterrights.utah.gov](http://www.waterrights.utah.gov)

## EXHIBIT A

File No.: 2269158MLH

## LEGAL DESCRIPTION

## PARCEL 1:

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, LOCATED IN THE CITY OF LOGAN, COUNTY OF CACHE, STATE OF UTAH, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION; THENCE SOUTH  $89^{\circ}59'10''$ W 33.00 FEET; THENCE SOUTH  $00^{\circ}07'19''$ E 657.15 FEET ALONG THE WEST LINE OF 800 WEST STREET; THENCE SOUTH  $89^{\circ}11'16''$  WEST 786.21 FEET TO THE POINT OF BEGINNING; THENCE SOUTH  $89^{\circ}11'16''$  WEST 152.38 FEET; THENCE NORTH  $08^{\circ}19'37''$  WEST 44.92 FEET TO A REBAR WITH WAYNE CROW CAP; THENCE ALONG THE NORTHERLY BANK OF A DITCH THE FOLLOWING FOUR COURSES: 1. NORTH  $58^{\circ}55'09''$  WEST 199.96 FEET; 2. NORTH  $08^{\circ}37'57''$  WEST 93.28 FEET; 3. NORTH  $74^{\circ}18'30''$  WEST 67.23 FEET; 4. NORTH  $77^{\circ}46'14''$  WEST 64.79 FEET TO THE SOUTHEASTERLY LINE OF U.S. HIGHWAY 89 / 91; THENCE NORTH  $45^{\circ}51'33''$  EAST 345.12 FEET ALONG SAID SOUTHEASTERLY LINE; THENCE SOUTH  $07^{\circ}52'33''$  EAST 354.48 FEET ALONG A FENCE; THENCE SOUTH  $47^{\circ}55'06''$  EAST 237.04 FEET ALONG A FENCE TO THE POINT OF BEGINNING.

## PARCEL 2:

BEGINNING AT A POINT IN THE SOUTHEAST RIGHT OF WAY LINE OF THE U.S. HIGHWAY NO. 91 AS AT PRESENT LOCATED, 12.75 CHAINS, MORE OR LESS WEST AND SOUTH  $45^{\circ}51'$  WEST 568 FEET OF THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 11 NORTH, RANGE 1 EAST OF THE SALT LAKE MERIDIAN, AND RUNNING THENCE EASTERLY IN THE NORTH BANK OF AN IRRIGATION DITCH 129 FEET; THENCE SOUTHERLY ALONG SAID DITCH 80 FEET; THENCE SOUTHEASTERLY IN THE NORTH BANK OF SAID DITCH 204 FEET; THENCE SOUTH 213 FEET; THENCE WEST 380 FEET; MORE OR LESS TO THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 17, THENCE NORTH 254 FEET TO A POINT 150 FEET SOUTH OF THE SOUTH LINE OF SAID HIGHWAY; THENCE NORTHWESTERLY TO THE SOUTH LINE OF SAID HIGHWAY TO A POINT SOUTH  $45^{\circ}51'$  WEST 140 FEET FROM THE PLACE OF BEGINNING; THENCE NORTH  $45^{\circ}51'$  EAST 140 FEET TO THE PLACE OF BEGINNING.

LESS: PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 17 AND THENCE ALONG THE FOLLOWING COURSES: 1. 12.75 CHAINS WEST BY RECORD; 2. SOUTH  $45^{\circ}51'$  WEST 708 FEET BY RECORD; 3. SOUTH  $45^{\circ}57'04''$  EAST 94.30 FEET; 4. SOUTH  $01^{\circ}16'14''$  EAST 17.45 FEET; TO THE TRUE POINT OF BEGINNING; AND THENCE NORTH  $86^{\circ}23'20''$  EAST ALONG AN EXISTING FENCE, 98.00 FEET; THENCE SOUTH  $00^{\circ}39'12''$  EAST, 262.71 FEET (SOUTH 254' B.R.) TO A FENCE RUNNING EAST AND WEST; THENCE SOUTH  $89^{\circ}10'30''$  WEST ALONG AN EXISTING FENCE AND ITS EXTENSION, 93.00 FEET; THENCE NORTH  $00^{\circ}37'14''$  WEST 258.19 FEET (NORTH 254' B.R.) TO THE BEGINNING.

## PARCEL 3:

A PORTION OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, LOCATED IN LOGAN, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF 800 WEST STREET LOCATED SOUTH 00°07'19"E ALONG THE SECTION LINE 1,331.41 FEET AND WEST 33.00 FEET FROM THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 11 NORTH, RANGE 1 EAST, S.L.B.& M.; THENCE SOUTH 89°46'47" WEST 460.97 FEET THENCE NORTH 00°07'19" WEST 515.70 FEET THENCE NORTH 89°11'16" EAST 461.00 FEET TO THE WEST LINE OF 800 WEST STREET THENCE SOUTH 00°07'19" EAST ALONG SAID STREET 520.46 FEET TO THE POINT OF BEGINNING.

## PARCEL 4

A PORTION OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, LOCATED IN LOGAN, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED SOUTH 00°07'19" EAST ALONG THE SECTION LINE 1,331.41 FEET AND WEST 33.00 FEET AND SOUTH 89°46'47" WEST 460.97 FEET FROM THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 11 NORTH, RANGE 1 EAST, S.L.B.& M.; THENCE SOUTH 89°46'47" WEST 832.25 FEET THENCE NORTH 00°12'01" WEST 496.79 FEET; THENCE NORTH 00°43'16" WEST 258.19 FEET TO A FENCE CORNER, THENCE NORTH 86°17'38" EAST ALONG A FENCE LINE AND EXTENSION THEREOF 93.00 FEET; THENCE SOUTH 00°44'54" EAST 263.61 FEET; THENCE NORTH 89°38'11" EAST 110.11 FEET THENCE SOUTH 89°48'47" EAST 176.57 FEET THENCE SOUTH 00°07'19" EAST 241.04 FEET; THENCE NORTH 89°46'47" EAST 453.25 FEET THENCE SOUTH 00°07'19" EAST 255.00 FEET TO THE POINT OF BEGINNING

## PARCEL 5:

PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT 60 RODS EAST AND 50 RODS NORTH OF THE CENTER OF SAID SECTION 17 AND THENCE NORTH 01°04'51" WEST ALONG AN EXISTING FENCE, 123.89 FEET (NORTH 123' B.R.); THENCE SOUTH 89°48'25" EAST ALONG AN EXISTING FENCE, 139.20 FEET (EAST 140' B.R.); THENCE NORTH 00°41'39" WEST ALONG AN EXISTING FENCE, 613.43 FEET (NORTH 560' B.R.); THENCE NORTH 87°45'17" WEST ALONG AN EXISTING FENCE, 17.69 FEET (WEST 20' B.R.); THENCE NORTH 01°04'10" WEST ALONG AN EXISTING FENCE, 442.27 FEET TO THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY 89-91; THENCE NORTH 45°51'00" EAST ALONG SAID RIGHT OF WAY LINE 205.24 FEET TO A POINT 12.75 CHAINS WEST AND SOUTH 45°51'00" WEST, 708 FEET, OF THE NORTHEAST CORNER OF SAID SECTION 17; SAID POINT ALSO BEING THE SOUTHERLY LINE OF THE MAXINE A. RUSSELL PROPERTY; THENCE SOUTH 45°57'04" EAST ALONG AN EXISTING FENCE, 94.30 FEET (BY MEASURE); THENCE SOUTH 01°16'14" WEST ALONG AN EXISTING FENCE, 17.45 FEET (BY MEASURE)(LAST TWO CALLS BY RECORD 150 FEET); THENCE SOUTH 00°37'34" EAST, 475.07 FEET; THENCE SOUTH 01°01'39" EAST ALONG AN EXISTING FENCE, 279.71 FEET; THENCE SOUTH 00°05'12" WEST ALONG AN EXISTING FENCE, 485.46 FEET; THENCE NORTH 89°55'59" WEST, 327.63 FEET (WEST 20 RODS B.R.) TO THE BEGINNING.

The following is for informational purposes only:

Tax ID No. 03-006-0004

Tax ID No. 03-006-0005

Tax ID No. 03-006-0033

Tax ID No. 03-006-0006

Tax ID No. 03-006-0013