

Prepared By:
HASTINGS LAW GROUP, LLC
299 South Main, 13th Floor
Salt Lake City, Utah 84111

After Recording Return To:
Andrew M. Wallace
124 N. Young Oak Road
Salt Lake City, Utah 84108

14117457 B: 11425 P: 6067 Total Pages: 9
06/14/2023 11:06 AM By: CSelman Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: ANDREW M. WALLACE
124 N. YOUNG OAK ROAD SALT LAKE CITY, UT 84108



SPACE ABOVE IS FOR RECORDER'S USE ONLY

AFFIDAVIT OF ASSIGNMENT OF REAL PROPERTY

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

I, ANDREW M. WALLACE, being of legal age and being first duly sworn, depose and state as follows:

I am a current Shareholder and Director of YOUNG OAK WATER CORPORATION, a administratively dissolved Utah non-profit corporation that is the successor in interest of ACORN HILLS WATER CORPORATION, an administratively dissolved Utah non-profit corporation.

On April 30, 1986, ACORN HILLS WATER CORPORATION signed that certain Assignment Agreement, attached hereto as **Exhibit A**, assigning and conveying to YOUNG OAK WATER CORPORATION all of its assets of every kind, including the following real property located in Salt Lake County, State of Utah (the "**Property**"):

PARCEL 1:

BEGINNING ATA POINT ON THE NORTHERLY RIGHT OF WAY LINE OF EMIGRATION CANYON ROAD, SAID POINT BEING 168.29 FEET NORTH AND 295.40 FEET WEST FROM THE SOUTHEAST CORNER OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, THENCE NORTH 15°00' WEST 49.48 FEET; THENCE NORTH 75°00' EAST 20.0 FEET; THENCE SOUTH 15°00' EAST 53.60 FEET TO A POINT ON A 749.779 FOOT RADIUS CURVE TO THE LEFT WHOSE RADIUS BEARS SOUTH 2°33'56". EAST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE 20.42 FEET TO THE POINT OF BEGINNING.

Tax Parcel No. 10-31-476-012-0000

PARCEL 2:

BEGINNING 1361.36 FEET NORTH AND 673.46 FEET EAST FROM THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 2 EAST, SALT LAKE BASE

RECORDED AS RECEIVED
CO RECORDER

AND MERIDIAN, THENCE SOUTH 10°46'30" WEST 19.05 FEET; THENCE SOUTH 15°33'33" WEST 28.19 FEET; THENCE SOUTH 73°48'26" EAST 28.39 FEET; THENCE NORTH 15°33'33" EAST 38.5 FEET; THENCE NORTH 22°37' WEST 25.6 FEET; THENCE SOUTH 67°23' WEST 18.01 FEET TO THE POINT OF BEGINNING. CONTAINING .03 ACRES MORE OR LESS.

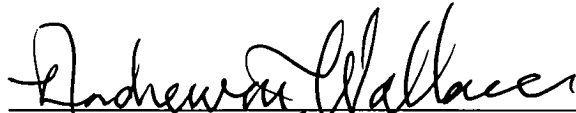
Tax Parcel No. 10-32-301-005-0000

As a shareholder and director of YOUNG OAK WATER CORPORATION, I declare that YOUNG OAK WATER CORPORATION has full legal rights, title, and interest in the Property pursuant to the Assignment Agreement executed by ACORN HILLS WATER CORPORATION.

This Affidavit is filed pursuant to UTAH CODE §§16-6a-1405 and 57-3-102 for the purpose of winding up and liquidating the affairs of YOUNG OAK WATER CORPORATION and providing notice of the conveyance of title to the Property to the County Recorder's Office of Salt Lake County, State of Utah, and to update the public records accordingly.

I affirm under penalty of perjury under the laws of the State of Utah that the foregoing statements are true and correct to the best of my knowledge and belief.

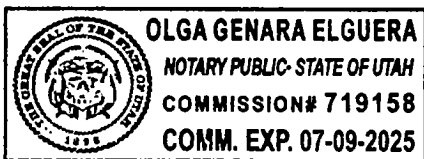
Dated this 13 day of June, 2023.

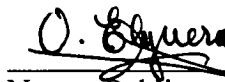

Andrew M. Wallace
Shareholder/Director
Young Oak Water Corporation

NOTARY ACKNOWLEDGMENT

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

On this 13th day of June, 2023, personally appeared before me, ANDREW M. WALLACE, who is known or identified to me to be the person whose name is subscribed to this AFFIDAVIT OF ASSIGNMENT OF REAL PROPERTY, and acknowledged that he executed the same for the purposes stated herein.




Notary Public

ASSIGNMENT AGREEMENT

This Assignment Agreement is made on April 30, 1986, between Acorn Hills Water Corporation, a Utah corporation (hereinafter "Acorn Hills") and Young Oak Water Corporation, a Utah corporation (hereinafter "Young Oak").

R E C I T A L S

WHEREAS, Acorn Hills was incorporated in 1980 for the purpose of operating as the Acorn Hills Water Association to own the water rights relating to up to 14 lots in the Acorn Hills Subdivision in Emigration Canyon, Salt Lake County, Utah; and

WHEREAS, Acorn Hills has received valid assignments from the previous owners thereof of all the water rights necessary to provide water to homes on each of the 14 lots which are members of the Acorn Hills Water Association (such water rights are identified on Appendix I, hereto); and

WHEREAS, the Acorn Hills corporate entity has been suspended by the State of Utah for failure to file franchise tax returns and for failure to file necessary annual reports; and

WHEREAS, due to the expense which would be necessary to reinstate the Acorn Hills corporate entity, a new corporate

entity called Young Oak Water Corporation has been formed for the purpose of assuming the functions of the water association for the above-mentioned 14 lots and homes thereon; and

WHEREAS, the officers and trustees of Acorn Hills are desirous of transferring, assigning and conveying all rights, title and interest it has in the above-mentioned water rights, including all other assets and liabilities, to Young Oak to allow Young Oak to operate in the future as the water association for such 14 lots and homes thereon;

NOW, THEREFORE, for good and valuable consideration, including the acceptance by Young Oak of all assets and liabilities of Acorn Hills and the duties of operating the water association in the future, the sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. The undersigned officers and trustees of Acorn Hills, by and on behalf of Acorn Hills Water Corporation, hereby irrevocably agree to assign and convey to Young Oak, its successors and assigns, all and singular, all assets and liabilities which Acorn Hills presently has, including all water rights which have previously been assigned to Acorn Hills (which water rights are identified on Appendix I, hereto), which assignment shall be made effective as of the date first set forth above.

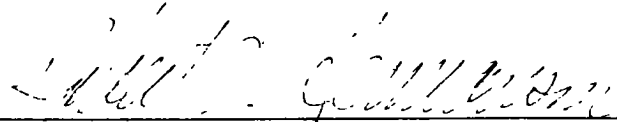
2. The officers and trustees believe that the water rights transferred hereby to Young Oak Water Corporation (see Appendix I) are sufficient for the culinary needs of the owners of the 14 lots in the Acorn Hills Subdivision.

3. Young Oak hereby accepts the assignment from Acorn Hills of all of its assets and liabilities, including the water rights identified in Appendix I hereto, and hereby agrees to henceforth operate the Young Oak Water Corporation as a water association for the owner's of the 14 lots, and homes thereon, in the Acorn Hills Subdivision. By acceptance of this assignment, Young Oak assumes the performance of all the duties and obligations of Acorn Hills as such water association and with respect to such water rights.

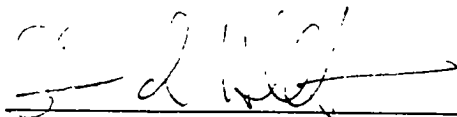
4. The parties agree that this Agreement may be signed by the various parties in counterparts and the various copies or counterparts so signed shall constitute the entire Agreement.

IN WITNESS WHEREOF, the undersigned have executed this Agreement as of the date first set forth above.

ACORN HILLS WATER CORPORATION

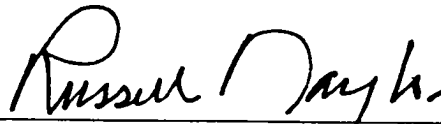


Robert D. Hermanson
President and Trustee



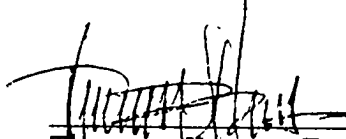
Stanley I. Hallet
Secretary and Trustee

~~Elinor L. Meik~~ *Elinor L. Meik*
Eleanor Meik, as
Representative of Francis J. Meik,
(deceased), Trustee



Russell Naylor, Trustee

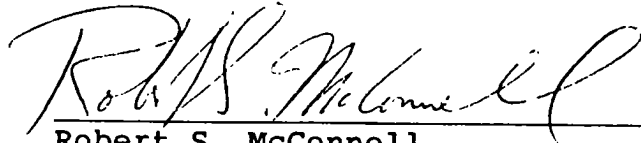
Richard H. Watson, Trustee



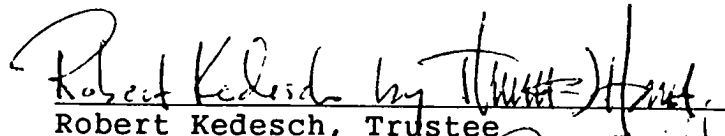
Thomas Howa, Trustee



David Brems, Trustee



Robert S. McConnell

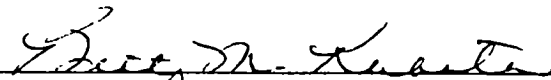


Robert Kedesch, Trustee

Power of attorney

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

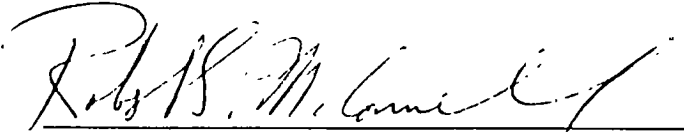
On the 30th day of April, 1986, personally appeared before me Robert D. Hermanson and Stanley I. Hallet who being by me duly sworn did say that they are the President and Secretary, respectively of Acorn Hills Water Corporation, that said instrument was signed by them in behalf of said corporation by authority of its by-laws or a resolution of its board of trustees, and said Robert D. Hermanson and Stanley I. Hallet acknowledged to me that said corporation executed the same.



NOTARY PUBLIC
Residing at: Salt Lake City, Utah

My Commission Expires:
September 21, 1988

YOUNG OAK WATER CORPORATION





Robert S. McConnell, Trustee



Russell Naylor, Trustee



Thomas J. Howa, Trustee

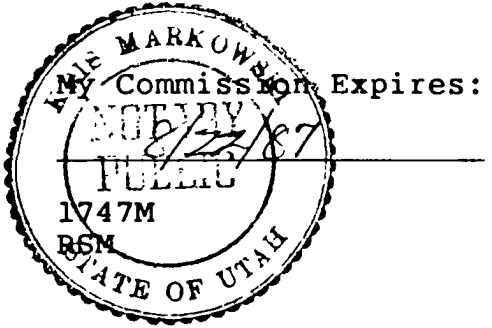

David J. Brems, Trustee


Kenneth A. Okazaki, Trustee

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

On the 30th day of April, 1986, personally appeared before me Robert S. McConnell, Russell Naylor, Thomas J. Howa, David J. Brems, and Kenneth A. Okazaki who being by me duly sworn did say that they are the trustees of Young Oak Water Corporation, that said instrument was signed in behalf of said corporation and said persons acknowledged to me that said corporation executed the same.


NOTARY PUBLIC
Residing at: Salt Lake City, Utah



APPENDIX I

Identification of Water Rights to be transferred from
Acorn Hills Water Corporation to Young Oak Water Corporation.

Assignment of Application
Numbers

57-7859
57-8456
57-7860
57-3351

The Water Rights assigned to Young Oak Water
Corporation total at least 8.87 acre feet and are sufficient
for the culinary and irrigation needs of the owner of all 14
lots in the Acorn Hills Subdivision.

$$8.87 \text{ ac/ft} \div 14 \text{ lots} = 0.6335 \text{ ac/ft/ea}$$