

Mail Recorded Deed and Tax Notice To:
Phase One Properties, L.L.C., a Utah limited liability company
163 South 200 East
American Fork, Utah 84003

ENT186655:2021 PG 1 of 4
Andrea Allen
Utah County Recorder
2021 Nov 03 09:17 AM FEE 40.00 BY IP
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED



File No.: 137952-KIU

WARRANTY DEED

Jeffrey D. Zeeman and Terrie Lynn Zeeman, husband and wife as joint tenants

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

Phase One Properties, L.L.C., a Utah limited liability company

GRANTEE(S) of Payson, 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 **Utah County**, State of Utah:

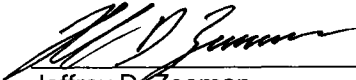
SEE EXHIBIT A and WATER RIGHTS ADDENDUM TO LAND DEEDS ATTACHED HERETO

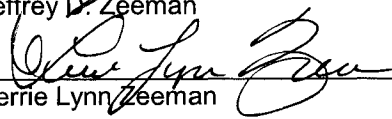
TAX ID NO.: 30-084-0116 and 30-084-0117 (for reference purposes only)

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 28th day of October, 2021.


 Jeffrey D. Zeeman


 Terrie Lynn Zeeman

STATE OF UTAH

COUNTY OF UTAH

On this 28th day of October, 2021, before me, personally appeared Jeffrey D. Zeeman, 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.


 Notary Public



STATE OF UTAH

COUNTY OF UTAH

On this 28th day of October, 2021, before me, personally appeared Terrie Lynn Zeeman, 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.



 Notary Public



EXHIBIT A
Legal Description

PARCEL 1:

BEGINNING AT A POINT LOCATED SOUTH 00°29'00" EAST ALONG SECTION LINE 909.08 FEET AND EAST 759.14 FEET FROM THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 13°15'00" EAST, A DISTANCE OF 110.11 FEET; THENCE SOUTH 31°45'00" EAST, A DISTANCE OF 19.80 FEET; THENCE SOUTH 76°45'00" EAST, A DISTANCE OF 86.00 FEET; THENCE ALONG THE ARC OF A 300.00 FOOT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 14°02'45" FOR 73.45 FEET (CHORD BEARS SOUTH 83°46'22" EAST 73.36 FEET); THENCE NORTH 89°12'15" EAST, A DISTANCE OF 176.68 FEET; THENCE SOUTH A DISTANCE OF 60.01 FEET; THENCE SOUTH 89°12'15" WEST, A DISTANCE OF 368.99 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

BEGINNING AT A POINT WHICH LIES SOUTH 542.53 FEET FROM THE NORTH 1/4 CORNER OF SECTION 29, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 88°59'59" WEST 28.28 FEET; THENCE SOUTH 2°17'59" WEST 16.82 FEET TO AN EXISTING FENCE; THENCE ALONG EXISTING FENCES THE FOLLOWING FOUR (4) COURSES TO WIT: SOUTH 88°50'54" WEST 618.92 FEET, (2) SOUTH 88°36'26" WEST 268.26 FEET, (3) SOUTH 88°08'01" WEST 387.10 FEET, (4) SOUTH 89°53'15" WEST 209.90 FEET; THENCE SOUTH 331.38 FEET TO A POINT IN AN EXISTING FENCE; THENCE ALONG EXISTING FENCES THE FOLLOWING SIX (6) COURSES TO WIT: (1) NORTH 89°12'15" EAST 108.88 FEET, (2) NORTH 89°09'57" EAST 98.11 FEET, (3) NORTH 0°24'16" WEST 0.70 FEET, (4) NORTH 88°40'26" EAST 529.72 FEET, (5) SOUTH 1°14'21" EAST 1.73 FEET (6) NORTH 88°34'40" EAST 215.17 FEET; THENCE NORTH 0°39'53" WEST 10.81 FEET; THENCE NORTH 89°00'00" EAST 561.25 FEET; THENCE NORTH 340.55 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF THE FOLLOWING DESCRIBED TRACT OF LAND, DISCLOSED BY THAT CERTAIN QUIT CLAIM DEED RECORDED SEPTEMBER 30, 2020 AS ENTRY NO. 151944:2020 IN THE UTAH COUNTY RECORDER'S OFFICE, TO-WIT:

COMMENCING SOUTH 543.02 FEET AND WEST 28.28 FEET FROM THE NORTH QUARTER CORNER OF SECTION 29, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 88°59'59" EAST 28.28 FEET; THENCE SOUTH 16.73 FEET; THENCE SOUTH 88°50'55" WEST 28.95 FEET; THENCE NORTH 02°17'59" EAST 16.83 FEET TO THE BEGINNING.

WATER RIGHTS ADDENDUM TO LAND DEEDS

Grantor: Jeffrey D. Zeeman and Terrie Lynn Zeeman
 Grantee: Phase One Properties LLC, a Utah limited liability company
 Tax ID Number(s): 30-084-0116 and 30-084-0117

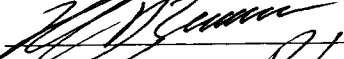
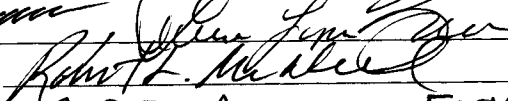
In connection with the conveyance of the above referenced parcel(s), Grantor hereby conveys to Grantee without warranty, except for a warranty of title as to all claiming title by or through Grantor, the following interests in water and/or makes the following disclosures:

- 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

Important Notes
(see other side)

Section		
A	The water right(s) being conveyed include Water Right No(s). _____	N1
	_____ along with all applications pertaining to the water right(s) listed in this Section A, and all other appurtenant water rights. (Proceed to Section C)	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
C	<input checked="" type="checkbox"/> 693 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 <u>21 residential lots</u> .	N5
	Along with all applications pertaining to the water right(s) listed in this Section B. (Proceed to Section C)	N2
C	Disclosures by Grantor: (check all boxes that apply)	
	<input type="checkbox"/> Grantor is endorsing and delivering to Grantee stock certificates for _____ share(s) of stock in the following water company: _____	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: 
 Grantee's Acknowledgment of Receipt: 
 Grantee's Mailing Address: 163 S. 200 E. American Fork UT 84003

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