

TRANSFER AND CONVEYANCE

The LAKE CREEK IRRIGATION COMPANY, a corporation organized under the laws of the State of Utah, with principal office in the County of Wasatch, State of Utah, GRANTOR, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged; and for the consideration of an Agreement with the State of Utah, acting through the BOARD OF WATER RESOURCES, for the construction of a water conservation project consisting of a sprinkle irrigation system for land located in Sections 1, 2, 3, 4, 5, 9, 10, and 11, T4S, R5E, and Section 34, T3S, R5E, SLB&M does hereby grant and warrant to the State of Utah, acting through the BOARD OF WATER RESOURCES, GRANTEE, all right, title, and interest of the LAKE CREEK IRRIGATION COMPANY to the use of land for the construction, operation, and maintenance of said project, and all rights of any kind to said land and constructed works by virtue of and pursuant to the following executed easements and rights-of-way together with the right of ingress into and egress from said properties, to-wit:

1. A perpetual easement and right-of-way, dated April 20, 1983, from Sheu Partners, Ltd., Edson F. Packer, General Partner, of Wasatch County, State of Utah, Grantors, to the Lake Creek Irrigation Company, Grantee, upon, across, and over the following described tract of land:

Beginning at the Southwest Corner of Section 1, Township 4 South, Range 5 East, Salt Lake Base and Meridian, and running thence North 78 rods; thence East 24.6 rods; thence North 13 rods; thence West 24.6 rods; thence North 69 rods; thence East 80 rods; thence South 160 rods; thence West 80 rods to the place of Beginning. EXCEPT THEREFROM the following part: Commencing South 956.58 feet and East 1279.84 feet from the West quarter corner of Section 1, Township 4 South, Range 5 East, of the Salt Lake Base and Meridian, and running thence South 1048' East 253.5 feet; thence South 89°21'5" West 561.3 feet; thence North 429.3 feet; thence South 52°42' East 115.65 feet; thence South 77°42' East 472.20 feet to the point of beginning, (except the North 11.5 feet conveyed to Wasatch County for a road right-of-way). Together with the right of ingress and egress for the purposes for which the above-mentioned rights are herein granted.

2. A perpetual easement and right-of-way, dated April 14, 1983, from Irwin T. Hicken and Ruby P. Hicken, his wife, of Wasatch County, State of Utah, Grantors, to the Lake Creek Irrigation Company, Grantee, upon, across, and over the following described tract of land:

Beginning 10.06 chains S of NE Corner SE 1/4 Section 5, T4S, R5E, SLM; W 10.33 chains; S 9.81 chains; E 10.33 chains; N 9.81 chains to beginning, except: 2.50 RD strip on E for County Road. Area 9.54 Acres.

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WASATCH CO RECORDER-ELIZABETH M PARCELL  
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REQUEST: UTAH DIVISION OF WATER RESOURCE

- 3. A perpetual easement and right-of-way, dated February 22, 1983, from Ralph W. Davis, of Wasatch County, State of Utah, Grantors, to the Lake Creek Irrigation Company, Grantee, upon, across, and over the following described tract of land:

Beginning SE corner Section 2, T4S, R5E, SLM; W 1907 ft; N 190 ft; W 550 ft; S 190 ft; W 183 ft; N 2640 ft; E 2640 ft; S 905.93 ft; W 27.75 ft; N 18' E 200 ft; N 89° 52' W 1089 ft; S 00° 18' E 200 ft; S 89° 52' E 951.75 ft; S 222.07 ft; E 165 ft; S 1512 ft to beginning. Area 151.76 Acres. (LESS: Card #1407-1, 2.42 Acres)

- 4. A perpetual easement and right-of-way, dated April 11, 1983, from Warren J. Jones and Nola G. Jones, his wife, of Wasatch County, State of Utah, Grantors, to the Lake Creek Irrigation Company, Grantee, upon, across, and over the following described tract of land:

Beginning 20 chains W of SE Corner Section 3, T4S, R5E, SLM; W 32 RD; N 40 RD; E 32 RD; S 40 RD to beginning. Area 8 Acres.

- 5. A perpetual easement and right-of-way, dated March 18, 1983, from David R. Smith and Jennifer Smith, his wife, of Salt Lake County, State of Utah, Grantors, to the Lake Creek Irrigation Company, Grantee, upon, across, and over the following described tract of land:

Beginning N 1/4 Corner Section 10, T4S, R5E, SLM; S 913.17 ft; N 87° 32' 23" W 418.6 ft. N 00° 39' 27" W 494.39 ft. S 87° 33' 31" E. 131.89 ft. N 01° 48' 24" W 412.46 ft. S 88° 54' 47" E. 305.16 ft. to beginning. Area: 7.624 Acres.

- 6. A perpetual easement and right-of-way, dated February 22, 1983, from Edward H. Burgener of Wasatch County, State of Utah, Grantors, to the Lake Creek Irrigation Company, Grantee, upon, across, and over the following described tract of land:

SW 1/4 NW 1/4 Section 11, T4S, R5E, SLM. Area 40 acres.

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- 7. A perpetual easement and right-of-way, dated February 22, 1983, from Scott D. Mahoney and Bryan G. Mahoney, of Wasatch County, State of Utah, Grantors, to the Lake Creek Irrigation Company, Grantee, upon, across, and over the following described tract of land:

Beginning W 1980 ft. of SE Corner Section 3, T4S, R5E, SLM; W 30 ft; N 330 ft; W 267 ft; N 212 ft; W 693 ft; N 250 ft; W 990 ft; N 528 ft; E 2650 ft; S 660 ft; W 660 ft; S 660 ft; to beginning. Area: 41.36 Acres.

8. A perpetual easement and right-of-way, dated April 11, 1983, from Russell Christensen and Lynile, his wife, of Wasatch County, State of Utah, Grantors, to the Lake Creek Irrigation Company, Grantee, upon, across, and over the following described tracts of land:

Beginning 25 RODS N of SW Corner of Section 3 T4S, R5E, SLM; thence N 55 RODS; thence E 80 RODS; thence S 32 RODS; thence E 60 RODS; thence S 48 RODS; thence W 115 RODS; thence N 25 RODS; thence W 25 RODS to beginning. Area: 54.10 Acres.

N 1/2 of SE 1/4 of SE 1/4 of Section 4, T4S, R5E, SLM. Area: 20 Acres.

Beginning NE Corner of Section 9, T4S, R5E, SLM; S 200 ft; W 200 ft; S 200 ft; E 200 ft; S 425 ft; W 80 RODS; N 597 ft; E 64 ft; N 228 ft; E 1256 ft; to beginning. Area: 23.748 Acres.

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9. A perpetual easement and right-of-way, dated February 22, 1983, from Dan L. Wright and Beva P. Wright, his wife, of Wasatch County, State of Utah, Grantors, to the Lake Creek Irrigation Company, Grantee, upon, across, and over the following described tracts of land:

Beginning: SE Corner NW 1/4 Section 4, T4S, R5E, SLM; W 21.50 chains; N 10 chains; W 1221 ft; N 360.80 ft; E 1221 ft; N 296.41 ft; E 1419 ft; S 1317.21 ft. to beginning. Area: 53.01 Acres.

Beginning N 1317.21 ft. of SE Corner NW 1/4 Section 4, T4S, R5E, SLM; N 725.49 ft; N 89° 24' W 21.37 chains; S 1.67 chains; W 707.78 ft; S 12° 40' W 240 ft; S 33° 30' W 161 ft; E 44 ft; W 21° 50' W 515.8 ft; W 338.4 ft; S 66 ft; E 1221 ft; N 296.41 ft; E 1419 ft M/L.

10. A perpetual easement and right-of-way, dated February 22, 1983, from Mabel L. Anderson, of Wasatch County, State of Utah, Grantors, to the Lake Creek Irrigation Company, Grantee, upon, across, and over the following described tract of land:

Beginning W 990 ft; N 1/4 Corner Section 10, T4S, R5E, SLM; S 18 chains; S 22 chains; W 40 chains; N 40 chains; E 550 ft; S 208.71 ft; E 208.71 ft; N 208.71 ft; E 891.29 ft to beginning.

11. A perpetual easement and right-of-way, dated January 18, 1983, from Lon H. Kennard and DeAnna B. Kennard, his wife, of Wasatch County, State of Utah, Grantors, to the Lake Creek Irrigation Company, Grantee, upon, across, and over the following described tract of land:

Beginning N 88° 54' 47" W 305.16 ft from N 1/4 Corner Section 10, T4S, R5E, SLM: S 017° 48' 24" E 412.46 ft; N 87° 33' 31" W 131.89 ft; S 00° 39' 27" E 494.39 ft; S 97° 32' 23" E 418.6 ft; S 274.83 ft; W 990 ft; N 528 ft; E 330 ft; N 660 ft; E 364.84 ft. to beginning. Area: 14.38 Acres.

12. A perpetual easement and right-of-way, dated February 22, 1983, from Jay W. McGuire and Merilyn McGuire, his wife, of Wasatch County, State of Utah, Grantors, to the Lake Creek Irrigation Company, Grantee, upon, across, and over the following described tract of land:

Beginning S 304.58 ft and W 217.34 ft from NE Corner Section 3, T4S, R5E, SLM; S 288.14 ft; S 88° W 107 ft; S 28° W 87 ft; S 58° 30' W 228 ft; N 87° 30' W 393.5 ft; N 12° 55' W 172.6 ft; N 50° 30' E 428 ft; N 53° 45' E 184.23 ft; S 73° 56' 40" E 290.07 ft. to beginning. Area: 6.66 Acres.

13. A perpetual easement and right-of-way, dated February 22, 1983, from Garold Christensen, of Wasatch County, State of Utah, Grantors, to the Lake Creek Irrigation Company, Grantee, upon, across, and over the following described tract of land:

N 1/2 NW 1/4 Section 11, T4S, R5E, SLM. Area: 80 Acres. LESS CARD C-1766 1 acre. Total net area 79 Acres.

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14. A perpetual easement and right-of-way, dated March 1, 1983, from Erma Wade, of Wasatch County, State of Utah, Grantors, to the Lake Creek Irrigation Company, Grantee, upon, across, and over the following described tract of land:

Beginning at the Northwest corner of the Southwest quarter of the Northwest quarter of Section 2, Township 4 South, Range 5 East, Salt Lake Meridian, and running thence East 1320 feet; thence South 2640 feet; thence West 1320 feet; thence North 2040 feet; thence East 1089 feet; thence North 200 feet; thence West 1089 feet; thence North 400 feet to beginning. Area: 75 Acres.

15. A perpetual easement and right-of-way, dated February 22, 1983, from Leslie McPhie and Maud McPhie, his wife, of Wasatch County, State of Utah, Grantors, to the Lake Creek Irrigation Company, Grantee, upon, across, and over the following described tract of land:

Beginning at the NE Corner Section 10, T4S, R5E, SLM; S 10 chains; W 10 chains; N 462 ft; E 220 ft; N 198 ft; E 440 ft. to beginning. Area: 9 Acres.

16. A perpetual easement and right-of-way, dated February 22, 1983, from Russell Wall and Vilate L. Wall, his wife, of Wasatch County, State of Utah, Grantors, to the Lake Creek Irrigation Company, Grantee, upon, across, and over the following described tract of land:

PARCEL 1: Beginning at the SE Corner of Lot 1, Block 92, Heber City survey of building lots, N 88° 58' W 5 rods; N 0° 48' E 199.32 feet; S 88° 58' E 5 rods; S 0° 48' W 199.32 feet to beginning.

PARCEL 2: Beginning at the NE Corner of SE 1/4 of Section 10, T4S, R5E, SLB&M; thence S 5 chains; W 10 chains; S 5 chains; W 10 chains; N 15 chains; W 20 chains; N 15 chains; E 20 Chains; N 10 chains; E 20 chains; S 30 chains to beginning. Containing 108 Acres, more or less; subject to existing rights-of-way.

17. A perpetual easement and right-of-way, dated February 22, 1983, from James J. Smedley and Betty J. Smedley, his wife, of Wasatch County, State of Utah, Grantors, to the Lake Creek Irrigation Company, Grantee, upon, across, and over the following described tract of land:

Beginning at the SE Corner Section 34, T3S, R5E, SLM; W 534 ft; N 44° 45' W 286.5 ft; N 73° 30' W 34 ft; N 42° E 173.1 ft; N 55° 30' E 71.8 ft; N 86° 30' E 101.4 ft; S 10° 15' E 83.3 ft; N 72° E 69.5 ft; S 18° 30' S 196.9 ft; N 56° 45' E 287.4 ft; S 58° 15' E 127.8 ft; S 229.7

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18. A perpetual easement and right-of-way, dated April 11, 1983, from Josie Baird Giles Smith, of Wasatch County, State of Utah, Grantors, to the Lake Creek Irrigation Company, Grantee, upon, across, and over the following described tract of land:

The Southeast quarter of the Northwest quarter; the East half of the Southwest quarter; and all that portion of the North half of the Northwest quarter lying South of the County road; all in Section 2, in Township 4 South of Range 5 East, Salt Lake Meridian. Together will all improvements thereon and appurtenances thereunto belonging.

19. A perpetual easement and right-of-way, dated April 11, 1983, from Diamond J. Enterprises, Inc. by David A. Jacobson, President, of Wasatch County, State of Utah, Grantors, to the Lake Creek Irrigation Company, Grantee, upon, across, and over the following described tract of land:

Township 4 South, Range 5 East, Salt Lake Meridian. Section 1, Lots 6 and 7; W 1/2 SE 1/4, Except the following portions:

1st EXCEPTION: Commencing at the SE corner of said Lot 7; and running thence West 4.25 chains; thence North 15.60 chains; thence East 4.25 chains; thence South 15.60 chains to the place of beginning. Area: 6.63 Acres, more or less.

2nd EXCEPTION: Beginning at a point which is 517 feet East and South 50 West 667.5 feet from the Center of Section 1, in Township 4 South, Range 5 East of the Salt Lake Meridian; and running thence North 85° East 115.2 feet; thence South 372.4 feet; thence West 131.5 feet; thence North 50 East 379.4 feet to the place of beginning. Area: 1.10 acres, more or less.

3rd EXCEPTION: That portion conveyed to Wasatch County for Road, recorded in Book 57, Page 454 of Official Records.

4th EXCEPTION: Beginning at a point on the South line of a County Road being North 1290 feet and South 69° 29' 35" East 530 feet and South 68° 56' 26" East 305 feet from the South Quarter Corner of Section 1, Township 4 South, Range 5 East, SLM; and running thence South 68° 56' 26" East 511.8 feet along the South line of said County Road to a point of tangency with a curve to the left; thence Southeasterly and Easterly along the arc of said curve 8.0 feet; thence South 810 feet to the South line of said Section 1; thence West along the South line of said Section 1, 488.73 feet; thence North 997.48 feet to the point of beginning.

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- 20. Ordinance No. 83-1 approved April 6, 1983, by Wasatch County, State of Utah, Grantor, Granting a Franchise to the Lake Creek Irrigation Company, Grantee, for construction and operation of an irrigation pipeline upon, across, and over the following described tract of land:

Running along 1200 South from 1000 feet East of where it intersects with 4800 East to 4000 feet West of said intersection with 2400 East and along 3600 East from 1500 feet East of where it intersects with 1200 South to 1250 South of that same intersection with 1200 South and along that same 3600 East 2500 feet South from where it intersects with Lake Creek Road.

IN WITNESS WHEREOF, the GRANTOR has caused its corporate name to be hereunto affixed by its duly authorized officers this 3rd day of February, 1986

ATTEST:

Jeffrey M. Bradshaw  
Secretary

LAKE CREEK IRRIGATION COMPANY

Scott Mahoney  
President

STATE OF UTAH                    )  
  :  
County of    Wasatch         )

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On the 3rd day of February, 1986, personally appeared before me Scott D. Mahoney and Jeffrey M. Bradshaw, who being by me duly sworn, did say that they are the President and Secretary, respectively, of the LAKE CREEK IRRIGATION COMPANY and that the said instrument was signed in behalf of said corporation by authority of a resolution of its stockholders, and said Scott D. Mahoney and Jeffrey M. Bradshaw acknowledged to me that said corporation executed the same.



Gordon Mendenhall  
Notary Public

Residing at: Heber, Utah

My Commission Expires: March 10, 1986