### DOC ID 20160002353

Warranty Deed Page 1 of 5 Russell Shirts Washington County Recorder 01/25/2016 10:42:13 AM Fee \$19.00 By SOUTHERN UTAH TITLE

When recorded mail deed and tax notice to:

Annie May Investments, LLC 1116 Bonneville Drive Salt Lake City, UT 84108



Order No. 182994 - MTS Tax I.D. No. S-WS-9, S-7 Space Above This Line for Recorder's Use

### WARRANTY DEED

INDIAN VILLAGE TRADING POST, INC., grantor(s), of Springdale, County of Washington, State of Utah, hereby CONVEY and WARRANT to

Annie May Investments, LLC, A Utah Limited Liability Company, grantee(s) of Salt Lake City, County of Salt Lake, State of UT, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Washington County, State of Utah:

### See Attached Exhibit "A"

TOGETHER WITH all improvements and appurtenances there unto belonging, and being SUBJECT TO easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

WITNESS the hand(s) of said grantor(s), this 15th day of January, 2016.

By: Sherrel G. West, President

Terry R. West, Secretary

SEE ATTACHED WATER RIGHTS ADDENDUM TO LAND DEEDS

STATE OF Utah

) :ss. )

**COUNTY OF Washington** 

On the 15<sup>th</sup> day of January, 2016, personally appeared before me, Sherrel G. West and Terry R. West, who being by me duly sworn, did say that the said Sherrel G. West is the President and the said Terry R. West is the Secretary of INDIAN VILLAGE TRADING POST, INC., and that said instrument was signed in behalf of said corporation by authority of its by-laws (or by a resolution of its board of directors) and Sherrel G. West and Terry R. West duly acknowledged to me that said corporation executed the same.

My Commis

My Commission Expires: 10/3/

M. TODD SPRIGGS

Notary Public
State Of Utah

My Commission Expires 10-21-2018

COMMISSION NO. 679612

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Attachment to that certain Warranty Deed executed by INDIAN VILLAGE TRADING POST, INC. grantor(s), to Annie May Investments, LLC grantee(s).

Order No. 182994 Tax I.D. No. S-WS-9, S-7

## EXHIBIT "A"

### Parcel 1:

Out Lot One (1), WELCH SUBDIVISION, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

#### Parcel 2:

BEGINNING at the Northeast corner of Out Lot 1, WELCH SUBDIVISION, said point being North 78°17' East 261.20 feet from the Northwest Corner of Lot 5, SPRINGDALE TOWNSITE SURVEY, and running thence North 78°17' East 114.50 feet to a point of a 914.95 foot radius curve to the left; thence Northeasterly 9.58 feet along the arc of said curve; thence South 28°43'30" East 235.06 feet along the center of a 0.50 foot bock wall and a fence line; thence South 65°23' West 10.00 feet; thence South 63°30' West 92.47 feet to the Southeast Corner of Out Lot 1, WELCH SUBDIVISION; thence North 32°13' West 267.50 feet to the point of beginning.

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### WATER RIGHTS ADDENDUM TO LAND DEEDS

Grantor:	INDIAN VILLAGE TRADING POST, INC.		
Frantee:	Annie May Investments, LLC, A Utah Limited Liability Company		
ax ID Number(	S-WS-9, S-7		
varranty, ex	n with the conveyance of the above referenced parcel(s), Grantor hereby convept for a warranty of title as to all claiming title by or through Grantor, the makes the following disclosures:		
	•		
heck one b	ox only	Proceed to Section	
	Srantor's water rights used on Grantor's Parcel(s) are being conveyed.	Α	
	portion of Grantor's water rights are being conveyed. (County Recorder should	В	
	I a copy of this form to the Utah Division of Water Rights if Box 1 or 2 above is		
checke No wat	er rights are being conveyed.	С	
Water rights are being conveyed by separate deed.		C	
y water	ights are being conveyed by separate deed.	Important Notes	
Sectio	n	(see other side)	
A The v	rater right(s) being conveyed included Water Right No(s).	N <sub>1</sub>	
	with all applications pertaining to the water right(s) listed in this Section A, and all	N2	
, ~	appurtenant water rights (Proceed to Section C)	N3	
	he following water rights are being conveyed: (check all boxes that apply)	N1	
	Il of Water Rights No(s).	N4	
	cre-feet from Water Right No. for: families	N5	
)	cres of irrigated land: stock water for Equivalent Livestock Units; and/or for the		
	ollowing other uses cre-feet from Water Right No. for: families	N5	
	cres of irrigated land; stock water for Equivalent Livestock Units; and/or for the	143	
	ollowing other uses		
ľ	with all applications pertaining to the water right(s) listed in this Section B.	N2	
	eed to Section C)		
Disclo	Survey Du Crenteri (about all bayes that apply)		
	osures By Grantor: (check all boxes that apply)  frantor is endorsing and delivering To Grantee stock certificates for 1/2 Shares	N6	
	in the following water company: Springdale Consolidated Irrigation Company	140	
	ulinary water service is provided by:	N7	
	ountry water service is provided by:	N8	
	here is no water service available to Grantor's Parcel(s)	N9	
	ther water related disclosures:	N10	
	Attach and sign additional copies of this form if more space is needed.	<u> </u>	
nployees of	ed acknowledge sole responsibility for the information contained herein even though they the Utah Division of Water Rights, real estate professionals, or other professionals, excepted the professionals of the professionals of the Utah Division of Water Rights, real estate professionals, excepted the Utah Division of the Ut	may have been assisted by ept to the extent that title	
rantor's Signa	INDIAN VILLAGE TRADING POST, INC.	MPCTI	
		MUDI	
antee's Ackr	owledgment of Receipt:		
	´ Annie May Investments, LLC		
rantee's Addı			

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

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### WATER RIGHTS ADDENDUM TO LAND DEEDS

INDIAN VILLAGE TRADING POST, INC.

Grantor:

		Annie May Investments, LLC, A Utah Limited Liability Company	<del></del>
ושואםי	rautinet (2).	S-WS-9, S-7	
warra	nty, except	th the conveyance of the above referenced parcel(s), Grantor hereby convertor a warranty of title as to all claiming title by or through Grantor, the es the following disclosures:	
Check	one box or	nlv	Proceed to Section
1 <u> </u>		or's water rights used on Grantor's Parcel(s) are being conveyed.	A
2 🗔		on of Grantor's water rights are being conveyed. (County Recorder should	В
- Fi		opy of this form to the Utah Division of Water Rights if Box 1 or 2 above is	
3 🔽	,	hts are being conveyed.	С
4 T	•	s are being conveyed by separate deed.	С
	Ŭ		Important Notes
	Section		(see other side)
Α	The water	right(s) being conveyed included Water Right No(s).	N1
_	1	all applications pertaining to the water right(s) listed in this Section A, and all	N2
	1 -	intenant water rights (Proceed to Section C)	N3
	* .		
В	TOWNS TO THE PERSON NAMED IN COLUMN	billowing water rights are being conveyed: (check all boxes that apply)	N1
		Water Rights No(s).	N4
		eet from Water Right No. for: families	N5
	acres	of irrigated land: stock water for Equivalent Livestock Units; and/or for the	
	followi	ing other uses	
	acre-f	eet from Water Right No. for: families	N5
	acres	of irrigated land: stock water for Equivalent Livestock Units; and/or for the	
	followi	ing other uses	
	Along with	all applications pertaining to the water right(s) listed in this Section B.	N2
	(Proceed t	o Section C)	
	Disalasura	as Bu Crantor: (sheek all boyes that apply)	
С		es By Grantor: (check all boxes that apply)	N6
	Granto	or is endorsing and delivering To Grantee stock certificates for 1/2 Shares	140
		e following water company: Springdale Consolidated Imgation Company	N7
		rry water service is provided by:	N8
		or water service is provided by:	N9
	2,2,2,2	is no water service available to Grantor's Parcel(s)	N10
	Other	water related disclosures:	1010
		Attach and sign additional copies of this form if more space is needed.	
emplo)	yees of the U	knowledge sole responsibility for the information contained herein even though they n Itah Division of Water Rights, real estate professionals, or other professionals, exce opinion concerning such information is obtained.	nay have been assisted by pt to the extent that title
	-	1 lal 1 Marin 1	, Late last
Granto	r's Signature:		- STOWNE
		INDIAN VILLAGE TRADING POST, INC.	
Grante	e's Acknowle	edgment of Receipt: X Na Way X. Mannie May Investments,	uphi I falme
		Anna Elizabeth Palmer May	sie S. Palmer
Grante	e's Address:	1116 Bonneville Drive , Salt Lake City, UT 84108	

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

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#### NOTES TO WATER RIGHTS ADDENDUM TO LAND 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 encourage to conduct proper "due diligence' research into any water right before purchasing it.

- Once this Water Rights Addendum has been recorded at the County Recorder's Office, Grantee must prepare a "Report of Water Right Conveyance" or "ROC" (available from the Utah Division of Water Rights) and file it with the Utah Division of Water Rights 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. Failure to do so PROMPTLY may result in the loss of these water rights. Help with reviewing the water rights and completing 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.
- N2 A water right often has one or more applications on file with the Utah Division of Water Rights that affect that water right, such as change applications, extension requests, and non-use applications. These applications should be transferred with the water right. The Grantee should review the water right applications and other documents on file with the Utah Division of Water Rights.
- N3 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 Section A is being completed, this conveyance includes all appurtenant water rights, whether or not they are listed by water right number or are of record. 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.
- N4 100% of the water rights listed here are being conveyed to Grantee. A Report of Water Right Conveyance (see N1 above) should be filed on each water right listed here. The Water Rights listed in Section B may not provide sufficient water for all of the historic water uses.
- N5 Less than 100% of the water right listed is being conveyed to Grantee. The exact portion to be conveyed, expressed in terms of the beneficial uses associated with this portion of the water right must be described. This description 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 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 "ECUS" which are quantified at the rate of 0.028 acre-feet per EAU 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.
- N6 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 C 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.
- N7 If culinary water service is currently being provided to the Grantor's Parcel by a municipality, a water district, or a water company, that entity should be listed here and the Grantee should contact that entity to ascertain what is required to continue receiving such service.
- N8 If outdoor/secondary/irrigation water service is currently being provided to the Grantor's Parcel by a municipality, a water district, or a water company, that entity should be listed here and the Grantee should contact that entity to ascertain what is required to continue receiving such service.
- N9 If this box is checked, the Grantee should investigate what water IF ANY is available for use on the Grantor's Parcel.
- N10 This space should be used for any other information that the Grantor has which is relevant to water issues associated with the Grantor's Parcel.

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: 801-553-7240 Web Address: www.waterrights.utah.gov