

Warranty Deed Page 1 of 4
Gary Christensen Washington County Recorder
05/02/2022 09:44:45 AM Fee \$40.00 By
SOUTHERN UTAH TITLE COMPANY

When recorded mail deed and tax notice to:
A&E Development, LLC, a Utah limited liability
company
2975 North 7500 West
Abraham, UT 84635



**SOUTHERN UTAH
TITLE COMPANY**
"Doing good Deeds for over 70 years"
www.southutahtitle.com

Order No. 223329 - EFP
Tax I.D. No. AV-2165, AV-2184, AV-2182, and AV-2185

Space Above This Line for Recorder's Use

WARRANTY DEED

Standard Development LLC, a Utah limited liability company, grantor(s), of Hurricane, County of Washington, State of Utah, hereby CONVEY and WARRANT to

A&E Development, LLC, a Utah limited liability company, grantee(s) of Abraham, County of Millard, State of Utah, 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"

See Water Rights Addendum to Land Deeds attached hereto and made a part hereof

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 26th day of April, 2022.

Standard Development LLC, a Utah limited liability company

By: [Signature]
Travis Holm, Manager

STATE OF Utah)
) :ss.
COUNTY OF Washington)

On the 26th day of April, 2022, personally appeared before me, Travis Holm, who being by me duly sworn, did say that he/she is the Manager of Standard Development LLC, a Utah limited liability company, and that said instrument was signed by him/her in behalf of said limited liability company by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and said Travis Holm acknowledged to me that said limited liability company executed the same.

 **ELWIN F PRINCE**
Notary Public
State Of Utah
My Commission Expires 05-19-2023
COMMISSION NO. 683369

[Signature]
NOTARY PUBLIC
My Commission Expires:

Attachment to that certain Warranty Deed executed by Standard Development LLC, a Utah limited liability company grantor(s), to A&E Development, LLC, a Utah limited liability company grantee(s).

Order No. 223329

Tax ID No. AV-2165, AV-2184, AV-2182, and AV-2185

EXHIBIT "A"

Parcel 1:

The Southwest Quarter of the Northeast Quarter (SW $\frac{1}{4}$ NE $\frac{1}{4}$); the Southeast Quarter of the Northwest Quarter (SE $\frac{1}{4}$ NW $\frac{1}{4}$); and the Southeast Quarter (SE $\frac{1}{4}$) of Section 13, Township 42 South, Range 12 West, Salt Lake Base and Meridian.

Parcel 2:

Beginning at a point 720.00 feet South of the Northwest Corner of Section 13, Township 42 South, Range 12 West, Salt Lake Base and Meridian, and running 600.00 feet South; thence 5289.00 feet East; thence 200.00 feet North; thence 1320.00 feet West; thence 200.00 feet North; thence 2640.00 feet West; thence 200.00 feet North; thence 1320.00 feet West to the point of beginning.

Parcel 3:

The Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$ NE $\frac{1}{4}$) and the East One-Half of the Southwest Quarter (E $\frac{1}{2}$ SW $\frac{1}{4}$) of Section 13, Township 42 South, Range 12 West, Salt Lake Base and Meridian.

Parcel 4:

The North One-Half (N $\frac{1}{2}$) of Section 24, Township 42 South, Range 12 West, Salt Lake Base and Meridian.

Parcel 5:

Beginning at the Northeast Corner of the Northwest Quarter of the Southwest Quarter (NW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 24, Township 42 South, Range 12 West, Salt Lake Base and Meridian, and running thence South 300.30 feet; thence Southwesterly to a point 419.76 feet from the West Quarter Corner of said Section 24; thence North 419.76 feet; thence East 1320.00 feet to the point of beginning.

Parcel 6:

The East 60 feet of the following described property lying North of State Road SR-59:

Beginning 6.36 chains South of the West Quarter corner of Section 24, Township 42 South, Range 12 West, S.L.M.; thence running South 13.64 chains; thence East 20.00 chains; thence North 15.45 chains; thence South 84 degrees West to the place of beginning.

Initials TH

WATER RIGHTS ADDENDUM TO LAND DEEDS

Grantor: Standard Development LLC, a Utah limited liability company
Grantee: A&E Development, LLC, a Utah limited liability company
Tax ID Number(s): AV-2165, AV-2184, AV-2182, and AV-2185

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

- 1 [X] All of Grantor's water rights used on Grantor's Parcel(s) are being conveyed.
2 [] Only a portion of Grantor's water rights are being conveyed.
3 [] No water rights are being conveyed.
4 [] Water rights are being conveyed by separate deed.

Proceed to Section

- A
B
C
C

Important Notes (see other side)

Table with 3 columns: Section, Description, and Important Notes. Section A: The water right(s) being conveyed include Water Right No(s) 81-151 and 81-1209... Section B: Only the following water rights are being conveyed... Section C: Disclosures By Grantor...

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: Standard Development LLC, a Utah limited liability company

Travis Holm, Manager

Grantee's Acknowledgment of Receipt: A&E Development, LLC, a Utah limited liability company

Glend S. LeBaron, Manager

Grantee's Address: 2975 North 7500 West, Abraham, Utah 84635

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

WATER RIGHTS ADDENDUM TO LAND DEEDS

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Tax ID Number(s): AV-2165, AV-2184, AV-2182, and AV-2185

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Grantor's Signature: Standard Development LLC, a Utah limited liability company

Travis Holm, Manager

Grantee's Acknowledgment of Receipt: A&E Development, LLC, a Utah limited liability company

Elena S. LeBaron, Manager

Grantee's Address: 2975 North 7500 West, Abraham, Utah 84635

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