

ENT 2660 : 2023 PG 1 of 3
Andrea Allen
Utah County Recorder
2023 Jan 17 12:42 PM FEE 40.00 BY TM
RECORDED FOR Truly Title, Inc. - Utah
ELECTRONICALLY RECORDED

When Recorded, Mail Deed and Tax Notice To:
Dewain C. Cluff and
Melinda Dee Cluff
9292 South 3950 West
Payson, UT 84651

APN: 30-011-0090

SPECIAL WARRANTY DEED

Dewain C. Cluff, of Payson, Utah County, Utah, GRANTORS,

Hereby CONVEY(S) and WARRANT(S) against all claiming by, through or under the grantor to

Dewain C. Cluff and Melinda Dee Cluff, husband and wife as joint tenants, of Payson, Utah County, Utah, GRANTEEES,

for the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described tracts of land in UTAH County, State of Utah, to-wit:

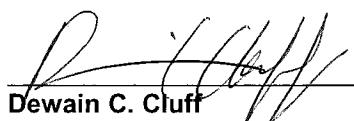
The land hereinafter referred to is situated in the City of Payson, County of UTAH, State of UT, and is described as follows:

Beginning at a point which lies North 0°16'27" West 100.21 feet along the section line and East 275.21 feet from the West 1/4 corner of Section 5, Township 9 South, Range 2 East, Salt Lake Base and Meridian; and running thence South 0°08'59" West 677.69 feet; thence South 88°28'38" East 346.15 feet along the extension of a fence and a fence; thence North 0°08'35" East 16.54 feet; thence North 88°11'20" West 0.57 feet; thence North 0°13'44" East 664.90 feet; thence North 89°05'02" West 346.43 feet to the point of Beginning.

*** Together with any and all right, title and interest in Water Right #51-2714 and #51-15190 on file with the Utah Division of Water rights without warranty. ***

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2022 and thereafter.

WITNESS the hand of said grantor(s), this 13th day of January, 2023.


Dewain C. Cluff

COURTESY RECORDING

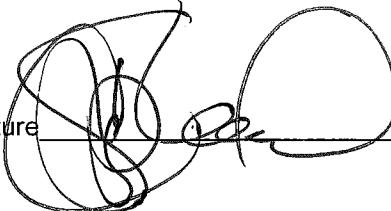
NOTE: This document is being recorded solely as a courtesy by Truly Title. No representations are made as to the accuracy or validity of said document.

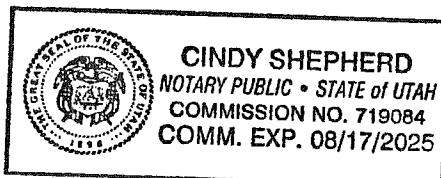
State of Utah
County of UTAH

On 1/13/2023 before me, Cindy Shepherd, Notary Public, personally appeared **Dewain C. Cluff**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Utah that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



WATER RIGHTS ADDENDUM TO LAND DEEDS

Grantor: Dewain C. CluffGrantee: Dewain C. Cluff and Melinda Dee Cluff, husband and wife as joint tenantsTax ID Number(s): 30-011-0090

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

Section

Important Notes
(see other side)

A	The water right(s) being conveyed include Water Right No(s). _____ #51-2741 and #57-1519 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)	N1 N2 N3
B	Only the following water rights are being conveyed: (check all boxes that apply) <input type="checkbox"/> All of Water Right No(s). _____ <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 _____. <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 _____. Along with all applications pertaining to the water right(s) listed in this Section B. (Proceed to Section C)	N1 N4 N5 N5 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: _____ <input type="checkbox"/> Culinary water service is provided by: _____ <input type="checkbox"/> Outdoor water service is provided by: _____ <input type="checkbox"/> There is no water service available to Grantor's Parcel(s). <input type="checkbox"/> Other water related disclosures: _____	N6 N7 N8 N9 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: D. CluffGrantee's Acknowledgment of Receipt: D. Cluff - Melinda Dee CluffGrantee's Mailing Address: 9292 S. 3950 W., Payson, UT 84651

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