

Ent 285365 Bk 573 Pg 138  
Date: 13-Oct-2023 01:27:00PM  
Fee: \$40.00 Filed By: BT  
BRAYTON TALBOT, Recorder  
GARFIELD COUNTY CORPORATION  
For: SOUTHERN UTAH TITLE

When recorded mail deed and tax notice to:  
Sugar Bluff LLC, a Wyoming limited liability  
company  
2120 S Cottonwood Canyon, #125  
Cannonville, UT 84718



Order No. 229122 - EFP Space Above This Line for Recorder's Use  
Tax I.D. No. 15-0075-0187, 15-0075-0194, 15-0075-0243, 15-0075-0209, 15-0075-0208, 15-0075-0211, 15-0075-0191, 22-0077-0003, and 22-0077-0008, and 15-0075-0206

### WARRANTY DEED

Colony Partners, L.L.C., a Utah limited liability company and Ciel Holdings, L.L.C., a Utah limited liability company, grantor(s), of Salt Lake City, County of Salt Lake, State of Utah, hereby **CONVEY and WARRANT** to

Sugar Bluff LLC, a Wyoming limited liability company, grantee(s) of Cannonville, County of Garfield, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Garfield County, State of UT:

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 20 day of September, 2023.

Colony Partners, L.L.C., a Utah limited liability company

By: [Signature]  
Walter J. Plumb, III, Manager

Ciel Holdings, L.L.C., a Utah limited liability company

By: [Signature]  
Walter J. Plumb, III, Manager

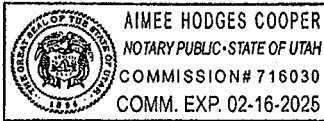
See attachment for notary acknowledgment.

Notary acknowledgment attachment to that certain Warranty Deed executed by Colony Partners, L.L.C., a Utah limited liability company and Ciel Holdings, L.L.C., a Utah limited liability company grantor(s), to Sugar Bluff LLC, a Wyoming limited liability company grantee(s).

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Tax I.D. No. 15-0075-0187, 15-0075-0194, 15-0075-0243, 15-0075-0209, 15-0075-0208, 15-0075-0211, 15-0075-0191, 22-0077-0003, and 22-0077-0008, and 15-0075-0206

STATE OF Utah )  
 )  
 ) :ss.  
COUNTY OF Salt Lake )

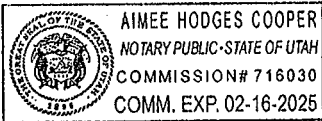
On the 20<sup>th</sup> day of September, 2023, personally appeared before me, Walter J. Plumb, III, who being by me duly sworn, did say that he/she is the Manager of Colony Partners, L.L.C., a Utah limited liability company, and that said instrument was signed by him/her in behalf of said limited liability company by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and said Walter J. Plumb, III acknowledged to me that said limited liability company executed the same.



*[Signature]*  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 02-16-2025

STATE OF Utah )  
 )  
 ) :ss.  
COUNTY OF Salt Lake )

On the 20<sup>th</sup> day of September, 2023, personally appeared before me, Walter J. Plumb, III, who being by me duly sworn, did say that he/she is the Manager of Ciel Holdings, L.L.C., 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 Walter J. Plumb, III acknowledged to me that said limited liability company executed the same.



*[Signature]*  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 02-16-2025

**WATER RIGHTS ADDENDUM TO LAND DEEDS**

Grantor: Colony Partners, L.L.C., a Utah limited liability company and Ciel Holdings, L.L.C., a Utah limited liability company  
 Grantee: Sugar Bluff LLC, a Wyoming limited liability company  
 Tax ID Number(s): 15-0075-0187, 15-0075-0194, 15-0075-0243, 15-0075-0209, 15-0075-0208, 15-0075-0211, 15-0075-0191, 22-0077-0003, and 22-0077-0008 and 15-0075-0206



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:

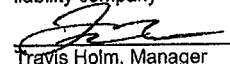
- |  |                    |
|--|--------------------|
| <b>Check one box only</b>  | Proceed to Section |
| 1 <input checked="" type="checkbox"/> All of Grantor's water rights used on Grantor's Parcel(s) are being conveyed.  | A                  |
| 2 <input type="checkbox"/> Only a portion of Grantor's water rights are being conveyed. (County Recorder should forward a copy of this form to the Utah Division of Water Rights if Box 1 or 2 above is checked) | B                  |
| 3 <input type="checkbox"/> No water rights are being conveyed.   | C                  |
| 4 <input type="checkbox"/> 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). <u>61-126, 61-1466 and 61-3042</u> 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 checked="" type="checkbox"/> All of Water Rights No(s). <u>61-126, 61-1466 and 61-3042</u> <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 Shares 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: Colony Partners, L.L.C., a Utah limited liability company   
 Ciel Holdings, L.L.C., a Utah limited liability company   
 Walter J. Plumb, III, Manager Walter J. Plumb, III, Manager

Grantee's Acknowledgment of Receipt: Sugar Bluff LLC, a Wyoming limited liability company  
  
 Travis Holm, Manager

Grantee's Address: 2120 S Cottonwood Canyon, #125, Cannonville, Utah 84718  
 NOTE: GRANTEE MUST KEEP A CURRENT ADDRESS ON FILE WITH THE UTAH DIVISION OF WATER RIGHTS.

Attachment to that certain Warranty Deed executed by Colony Partners, L.L.C., a Utah limited liability company and Ciel Holdings, L.L.C., a Utah limited liability company grantor(s), to Sugar Bluff LLC, a Wyoming limited liability company grantee(s).

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**EXHIBIT "A"**

Parcel 1

Beginning at the Southwest corner of Section 1, Township 36 South, Range 4 West, Salt Lake Base and Meridian and running thence North 0°31'50" West along the Section line 778.27 feet to the Southerly right of way line of Utah State Highway 12; thence along the said right of way line as follows: South 78°34'39" East 396.35 feet; thence South 78°34'59" East 2293.69 feet; thence leaving said right of way line South 0°20'20" East along the quarter Section line 245.98 feet; thence North 89°59'40" West along the section line 2631.04 feet to the point of beginning.

Parcel 2

Beginning North 89°52'20" East 165.00 feet along the Section line from the Southwest corner of Section 2, Township 36 South, Range 4 West, Salt Lake Base and Meridian, and running thence North 89°52'20" East along the section line 2496.26 feet; thence North 0°15'41" West along the quarter Section line 1319.26 feet; thence South 89°51'44" West along the 1/16 Section line 2487.54 feet; thence South 0°07'03" West 1318.83 feet to the point of beginning.

Parcel 3

The Northeast quarter of the Southwest quarter of Section 11, Township 36 South, Range 4 West, Salt Lake Base and Meridian.

Parcel 4

The Southeast quarter of the Northeast quarter and the Northeast quarter of the Southeast quarter of Section 11, Township 36 South, Range 4 West, Salt Lake Base and Meridian.

Parcel 5

The West half of the Northwest quarter and the Northwest quarter of the Southwest quarter of Section 11, Township 36 South, Range 4 West, Salt Lake Base and Meridian.

Parcel 6

The West half of the Northwest quarter and the Northwest quarter of the Southwest quarter of Section 12, Township 36 South, Range 4 West, Salt Lake Base and Meridian.

Parcel 7

Beginning at the South quarter corner Section 2, Township 36 South, Range 4 West, Salt Lake Base and Meridian and running thence North 51°31'40" East 1693.87 feet more or less to the Southerly right of way line of Utah State Highway 12; thence South 78°34'39" East along said right of way line 524.39 feet; thence South 0°31'50" East 209.00 feet; thence South 78°34'39" East 209.00 feet; thence South 0°31'50" East 209.00 feet; thence South 78°34'39" East 418.00 feet; thence North 0° 31'50" West 209.00 feet; thence South 78°34'39" East 209.00 feet more or

less to the East Boundary line of said Section 2; thence South 0°31'50" East along said East Boundary line 569.27 feet; thence South 89°52'02" West along the Section line 2666.80 feet to the point of beginning.

Parcel 8

Beginning at the Southwest corner of the Northwest quarter of the Southwest quarter of Section 2, Township 36 South, Range 4 West, Salt Lake Base and Meridian, and running thence North 0°08'58" East along the section line 1236.70 feet to a point South 0°08'58" West 82.12 feet from the West quarter corner of said section 2; thence North 85°52'13" East 910.64 feet to a point on the Southerly right of way line of Utah State Highway 12; thence along said Southerly right of way line as follows: South 47°40'51" East 188.26 feet to the point of curvature of an 5829.58 foot non-tangent radius curve whose center bears North 42°18'57" East; thence Southeasterly along the ARC of said curve to the left 460.03 feet through a central angle of 4°31'17"; thence leaving said Southerly right of way line South 37°47'40" West 263.52 feet to a point on an 2541.90 foot non-tangent radius curve whose center bears North 36°55'01" East; thence Southeasterly along the ARC of said curve to the left 565.24 feet through a central angle of 12°44'27"; thence South 68°25'49" East 237.37 feet to the point of curvature of an 40.53 foot radius curve; thence Northeasterly along the ARC of said curve to the left 57.74 feet through a central angle of 81°37'42"; thence North 29°56'29" East 137.68 feet to a point on the Southerly right of way line of Utah State Highway 12, said point being on an 5829.58 foot non-tangent radius curve whose center bears North 29°55'54" East; thence Southeasterly along the ARC of said curve to the left 655.86 feet through a central angle of 6°26'46"; thence South 0°13'58" East along the quarter section line 134.49 feet; thence South 89°53'27" West along the 1/16 section line 2652.64 feet to the point of beginning.

Parcel 9

Beginning at the West quarter corner of Section 2, Township 36 South, Range 4 West, Salt Lake Base and Meridian and running thence North 0°10'52" West along the section line 812.64 feet to the Southwesterly right of way line of Utah Highway sr-12; thence South 47°40'51" East along said right of way line 1231.58 feet; thence South 85°52'13" West 910.64 feet to the section line; thence North 0°08'58" East 82.12 feet to the point of beginning.

Parcel 10

The Southeast quarter of the Northeast Quarter of Section 10, Township 36 South, Range 4 West, Salt Lake Base and Meridian, lying East of the County Road right of way.

**AFFECTS ALL ABOVE PARCELS**

SUBJECT TO a right of way and easement for ingress and egress 50 feet in width, as created by Warranty Deed recorded December 21, 2010, as Entry No. 258139, in Book 455, at Pages 149-152 and by Corrected Warranty Deed recorded April 4, 2011, as Entry No. 258887, in Book 457, at Pages 690-693 and by Special Warranty Deed recorded June 2, 2022, as Entry No. 282916, in Book 561, at Pages 564-568, with a centerline described as follows:

Beginning at a point 325 feet West more or less and Northeasterly 175 feet more or less from the Southeast corner of the Northeast quarter of Section 10, Township 36 South, Range 4 West, Salt Lake Base and Meridian, said point of beginning is located on the Easterly boundary of the County Road (Tropic Reservoir Road); Running thence Southeasterly along an existing road 260 feet more or less to the West Section line of Section 11, Township 36 South, Range 4 West, Salt Lake Base and Meridian; thence East 25 feet; thence South paralleling said Section line a distance of 760 feet; thence South 45° East 150 feet; thence South 540 feet more or less to the South line of the Northwest quarter of the Southwest quarter of said Section 11; thence continuing South 25 feet; thence East paralleling the Section line 2500 feet more or less to a point 25 feet South of the South line of the Northeast quarter of the Southwest quarter of said Section 11, and 25 feet West of the West line of the Southwest quarter of the Southeast quarter

of said Section 11; thence South paralleling the Section line 1320 feet to a point 25 feet South of the South line of said Section 11; thence East paralleling the North line of Section 14, Township 36 South, Range 4 West, Salt Lake Base and Meridian a distance of 1345 feet to the point of ending. Said point of ending being 25 feet South of the Northwest corner of the Northeast quarter of the Northeast quarter of said Section 14.

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Initials WJ