



\*W3109337\*

Mail Tax notice to:  
Grantee  
1429 West Millbridge Lane  
West Bountiful, UT 84087  
MNT File No.: 59078  
Tax ID No.: 21-005-0018

E# 3109337 PG 1 OF 4  
Leann H. Kilts, WEBER COUNTY RECORDER  
11-Dec-20 0252 PM FEE \$40.00 DEP TN  
REC FOR: METRO NATIONAL TITLE  
ELECTRONICALLY RECORDED

## WARRANTY DEED

Kristin Hinckley Whitaker

**GRANTOR** of Washington, State of Utah, hereby CONVEYS and WARRANTS TO:

Paul Samuel Franzen and Jessica Lee Franzen, husband and wife, as joint tenants

**GRANTEE** of 1429 West Millbridge Lane, West Bountiful, UT 84087 for the sum of TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Weber County, State of Utah:

Part of the Northeast Quarter of Section 1, Township 6 North, Range 1 East, and Part of the North ½ of Section 6, Township 6 North, Range 2 East, Salt Lake Base and Meridian, U.S. Survey:

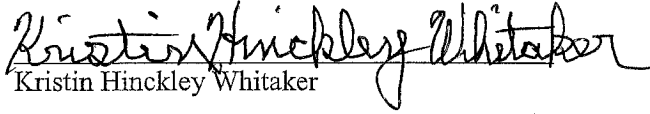
Beginning at the Northwest Corner of Section 6, Township 6 North, Range 2 East, and running thence North 89°37'15" East 1724.92 feet along the North line of said Section 6; thence South 00°02'45" East 1976.97 feet more or less, to the North line of the Middle Fork Ranches subdivision, thence three courses along the North Line of said Middle Fork Ranches as follows: South 63°37'30" West 463.76 feet, South 74°27'30" West 519.75 feet, North 82°40'00" West 335.28 feet; thence North 82°40'00" West 66.87 feet; thence two courses along the center of the Middle Fork of the Ogden River as follows: North 34°09'00" West 240.00 feet, North 64°56'00" West 213.86 feet, more or less, to the East line of the State Highway; thence North 00°11'32" East 681.40 feet, more or less, along the East line of said State Highway to the Southerly line of Lot 4 in the Northwest Quarter of said Section 6; thence Northerly along said State Highway 880 feet, more or less to an existing fence; thence North 61°56'00" East 99.82 feet; thence North 00°52'27" East 361.88 feet along an old fence; thence North 89°49'00" West 29.22 feet; thence North 24.44 feet to the point of beginning.

**SUBJECT TO:** County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

**SUBJECT TO THE GREENBELT TAXES PURSUANT TO THE FARMLAND ASSESSMENT ACT OF 1969.**

**TOGETHER WITH WELL RIGHTS IDENTIFIED WITH THE UTAH DIVISION OF WATER RIGHTS AS WATER RIGHT NUMBERS 35-3655 U19712; 35-2720 U8965; AND 35-2721 U8966.**

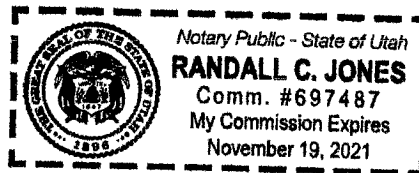
WITNESS, the hand(s) of said grantor(s), this 8<sup>TH</sup> day of DECEMBER, 2020.

  
Kristin Hinckley Whitaker

State of UTAH, County of WASHINGTON )ss:

On this date, DECEMBER 8, 2020 personally appeared before me Kristin Hinckley Whitaker, the signer(s) of the within instrument, who duly acknowledged to me that she executed the same.

  
Notary Public



Grantor: Kristin Hinckley Whitaker

Grantee: ~~Paul Franzen~~ Paul Samuel Franzen and Jessica Lee Franzen

Tax ID Number(s): 21-005-0018

**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 <input checked="" type="checkbox"/> All of Grantor's water rights used on Grantor's Parcel(s) are being conveyed.                     | Proceed to Section A |
| 2 <input type="checkbox"/> Only a portion of Grantor's water rights are being conveyed.   | B                    |
| <small>(County Recorder should forward a copy of this form to the Utah Division of Water Rights if Box 1 or 2 above is checked)</small> |                      |
| 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)

<b>A</b>	The water right(s) being conveyed include Water Right No(s). <u>35-3655; 35-2720 and 35-2721</u> along with all applications pertaining to the water right(s) listed in this Section A, and all other appurtenant water rights. <i>(Proceed to Section C)</i>	N1   N2 N3
<b>B</b>	Only the following water rights are being conveyed: (check all boxes that apply) <input checked="" type="checkbox"/> All of Water Right No(s). <u>35-3655; 35-2720 and 35-2721</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. <i>(Proceed to Section C)</i>	N1  N4  N5   N5   N2
<b>C</b>	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: *Kristin Hinckley Whitaker*

Grantee's Acknowledgment of Receipt: \_\_\_\_\_

Grantee's Mailing Address: 1429 West Millbridge Lane, West Bountiful, Utah 84087

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

# WATER RIGHTS ADDENDUM TO LAND DEEDS

Grantor: Kristin Hinckley Whitaker

Grantee: Paul Samuel Franzen and Jessica Lee Franzen

Tax ID Number(s): 21-005-0018

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 ☒ All of Grantor's water rights used on Grantor's Parcel(s) are being conveyed.

Proceed to Section

2 ☐ Only a portion of Grantor's water rights are being conveyed.

A

(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 ☐ No water rights are being conveyed.

C

4 ☐ Water rights are being conveyed by separate deed.

C

Section

Important Notes  
(see other side)

A	<p>The water right(s) being conveyed include Water Right No(s). <u>35.3655, 35.2720, 35.2721</u></p> <p>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)</p>	<p>N1</p> <p>N2</p> <p>N3</p>
B	<p>Only the following water rights are being conveyed: (check all boxes that apply)</p> <p><input type="checkbox"/> All of Water Right No(s). _____</p> <p><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 _____</p> <p><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 _____</p> <p>Along with all applications pertaining to the water right(s) listed in this Section B. (Proceed to Section C)</p>	<p>N1</p> <p>N4</p> <p>N5</p> <p>N5</p> <p>N2</p>
C	<p>Disclosures by Grantor: (check all boxes that apply)</p> <p><input type="checkbox"/> Grantor is endorsing and delivering to Grantee stock certificates for _____ share(s) of stock in the following water company: _____</p> <p><input type="checkbox"/> Culinary water service is provided by: _____</p> <p><input type="checkbox"/> Outdoor water service is provided by: _____</p> <p><input type="checkbox"/> There is no water service available to Grantor's Parcel(s).</p> <p><input type="checkbox"/> Other water related disclosures: _____</p>	<p>N6</p> <p>N7</p> <p>N8</p> <p>N9</p> <p>N10</p>

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: \_\_\_\_\_

Grantee's Acknowledgment of Receipt: \_\_\_\_\_

Grantee's Mailing Address: 1429 MURBRIDGE LANE, WEST BOUNTIFUL, UT 84087

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