

TRANSFER AND CONVEYANCE

The State of Utah, acting through the BOARD OF WATER RESOURCES, GRANTOR, formerly the Utah Water and Power Board, for the full payment of the purchase price, receipt of which is hereby acknowledged, of various Agreements, with Lake Creek Irrigation Company, a corporation of the State of Utah, does hereby transfer and convey to LAKE CREEK IRRIGATION COMPANY, the following easements and rights-of-way together with the right of ingress into and egress from said properties, to-wit:

1. A perpetual easement of sufficient width and length for the construction, operation, and maintenance of a concrete-lined canal, the Center Line beginning as follows:

Beginning 448.05 feet South and 1,572.66 feet East of the One-sixteenth (1/16) Corner One-fourth (1/4) mile North of the South One-fourth (1/4) Corner of Section 5, T4S, R6E, SLB&M; (NE Cor of SE1/4 of SW1/4 of Section 5, T4S, R6E, SLB&M); thence N 38°25' W 216.0 feet; thence N 71°22' W 919.5 feet; thence N 84°55' W 356.5 feet; thence S 59°56' W 271.0 feet; thence S 76°43' W 59.2 feet; thence N 76°49' W 83.7 feet; thence S 61°43' W 99.1 feet; thence S 78°01' W 117.3 feet; thence S 64°39' W 105.3 feet; thence S 70°29' W 851.7 feet; thence S 74°23' W 708.3 feet; thence S 34°53' W 44.7 feet to a point 712.0 feet South and 1,969.24 feet West of the NE Corner of SE1/4 of SW1/4 of Section 5 T4S, R6E, SLB&M (see Conveyance of Property and Easement recorded in Wasatch County 10/7/66, #89421, Book 56, Page 131-132).

2. A perpetual easement and right-of-way 15 feet in width, to the use of the Grantor's land for the construction, operation, and maintenance of a water distribution pipeline and appurtenant structures upon, across, and over the lands, hereafter described, together with the right to excavate and fill trenches on the location of the pipeline system and the further right to remove trees, bushes, fences, undergrowth, and other obstructions interfering with the construction and maintenance of said system and is particularly described by legal subdivisions of 40-acre tracts as follows:

Beginning in the SE1/4, SE1/4 at the diversion dam across Lake Creek Channel; thence crossing over the following 1/4 sections: SW1/4, SE1/4: SE1/4, SW1/4; SW1/4, SW1/4: Section 5, and the SE1/4, SE1/4: SW1/4, SE1/4; Section 6, and NW1/4, NE1/4: NE1/4, NW1/4; and Lot 1; Section 7, T4N, R6E, SLB&M; and Lot 7; Section 1, T4N, R5E, SLB&M. (See Conveyance of Easement recorded in Wasatch County 2/20/68, #91082, Book 61, Page 101).

3. A perpetual easement and right-of-way upon, across, and under the following described land, for the construction, operation, and maintenance of a diversion structure and pipeline distribution system and appurtenant facilities; and all rights of any kind to the said diversion structure and pipeline and appurtenant works constructed thereon by the Lake Creek Irrigation Company:

Beginning 2680 feet East of the SW corner of Section 1, T4S, R5E, SLB&M, and running thence Northeasterly in a straight line to the Lake Creek diversion point known as the head of the Clegg Ditch and Pole Ditch.

Beginning 2680 feet East of the SW corner of Section 1, T4S, R5E, SLB&M, and running West along the North side of the County Road, which runs along the South side of Sections 1, 2, and 3 12,960 feet more or less to the Russel Christensen-Kenneth Anderson diversion gate, being approximately 5000 feet West of the SE corner of Section 3, T4S, R5E; said water pipe to be placed between the right-of-way fence and the paved or main traveled portion of the County Road. (See Transfer and Conveyance recorded in Wasatch County 9/25/72, #98082, Book 84, Page 350).

4. A perpetual easement and right-of-way dated November 13, 1972 by Wasatch County, State of Utah, GRANTOR, to Lake Creek Irrigation Company, GRANTEE, upon, over, and across the following land located within the County road right-of-way:

Beginning approximately 25 feet North and 25 feet West of the SE corner of Section 3, T4S, R5E, SLB&M, and running thence South along the West side of the County road, which runs along the East side of Section 10, 200 feet, being approximately 175 feet South and 25 feet West of the NE corner of Section 10, T4S, R5E, SLB&M, said pipeline to be placed between the right-of-way fence and the paved or main traveled portion of the County road. (See Transfer and Conveyance recorded in Wasatch County 2/22/73, #99097, Book 88, Page 23).

5. A perpetual easement and right-of-way dated April 20, 1983 from Shed Partners, Ltd., Edson F. Packer, General Partner, of Wasatch County, State of Utah, Grantors, to the Lake Creek Irrigation Company, Grantee, upon, across, and over the following described tract of land:

Beginning at the Southwest Corner of Section 1, Township 4 South, Range 5 East, Salt Lake Base and Meridian, and running thence North 78 rods; thence East 24.6 rods; thence North 13 rods; thence West 24.6 rods; thence North 69 rods; thence East 80 rods; thence South 160 rods; thence West 80 rods, to the place of Beginning. EXCEPT THEREFROM the following part: Commencing South 956.58 feet and East 1279.84 feet from the West quarter corner of Section 1, Township 4 South, Range 5 East of the Salt Lake Base and Meridian, and running thence South $1^{\circ}48'$ East 253.5 feet; thence South $89^{\circ}21'5''$ West 561.3 feet; thence North 429.3 feet; thence South $52^{\circ}42'$ East 115.65 feet; thence South $77^{\circ}42'$ East 472.20 feet to the point of beginning, (except the North 11.5 feet conveyed to Wasatch County for a road right-of-way). Together with the right of ingress and egress for the purposes for which the above-mentioned rights are herein granted.

6. A perpetual easement and right-of-way dated April 14, 1983 from Irwin T. Hicken and Ruby P. Hicken, his wife, of Wasatch County, State of Utah, Grantors, to the Lake Creek Irrigation Company, Grantee, upon, across, and over the following described tract of land:

Beginning 10.06 chains S of NE Corner SE 1/4 Section 5, T4S, R5E, SLM; W 10.33 chains; S 9.81 chains; E 10.33 chains; N 9.81 chains to beginning, except: 2.50 RD strip on E for County Road. Area 9.54 Acres.

7. A perpetual easement and right-of-way dated February 22, 1983 from Ralph W. Davis, of Wasatch County, State of Utah, Grantor, to the Lake Creek Irrigation Company, Grantee, upon, across, and over the following described tract of land:

Beginning SE corner Section 2, T4S, R5E, SLM; W 1907 ft; N 190 ft; W 550 ft; S 190 ft; W 183 ft; N 2640 ft; E 2640 ft; S 905.93 ft; W 27.75 ft; N 18' E 200 ft; N 89°52' W 1089 ft; S 00°18' E 200 ft; S 89°52' E 951.75 ft; S 222.07 ft; E 165 ft; S 1512 ft to beginning. Area 151.76 Acres. (LESS: Card #1407-1, 2.42 Acres).

8. A perpetual easement and right-of-way dated April 11, 1983 from Warren J. Jones and Nola G. Jones, his wife, of Wasatch County, State of Utah, Grantors, to the Lake Creek Irrigation Company, Grantee, upon, across, and over the following described tract of land:

Beginning 20 chains W of SE Corner Section 3, T4S, R5E, SLM; W 32 RD; N 40 RD; E 32 RD; S 40 RD to beginning. Area 8 Acres.

9. A perpetual easement and right-of-way dated March 18, 1983 from David R. Smith and Jennifer Smith, his wife, of Salt Lake County, State of Utah, Grantors, to the Lake Creek Irrigation Company, Grantee, upon, across, and over the following described tract of land:

Beginning N 1/4 Corner Section 10, T4S, R5E, SLM; S 913.17 ft; N 87°32'23" W 418.6 ft; N 00°39'27" W 494.39 ft; S 87°33'31" E 131.89 ft; N 01°48'24" W 412.46 ft; S 88°54'47" E 305.16 ft to beginning. Area: 7.624 Acres.

10. A perpetual easement and right-of-way dated February 22, 1983 from Edward H. Burgener, of Wasatch County, State of Utah, Grantor, to the Lake Creek Irrigation Company, Grantee, upon, across, and over the following described tract of land:

SW 1/4 NW 1/4 Section 11, T4S, R5E, SLM. Area 40 acres.

11. A perpetual easement and right-of-way dated February 22, 1983 from Scott D. Mahoney and Bryan G. Mahoney, of Wasatch County, State of Utah, Grantors, to the Lake Creek Irrigation Company, Grantee, upon, across, and over the following described tract of land:

Beginning W 1980 ft of SE Corner Section 3, T4S, R5E, SLM; W 30 ft; N 330 ft; W 267 ft; N 212 ft; W 693 ft; N 250 ft; W 990 ft; N 528 ft; E 2650 ft; S 660 ft; W 660 ft; S 660 ft; to beginning. Area: 41.36 Acres.

12. A perpetual easement and right-of-way dated April 11, 1983 from Russell Christensen and Lynile, his wife, of Wasatch County, State of Utah, Grantors, to the Lake Creek Irrigation Company, Grantee, upon, across, and over the following described tract of land:

Beginning 25 RODS N of SW Corner of Section 3 T4S, R5E, SLM; thence N 55 RODS; thence E 80 RODS; thence S 32 RODS; thence E 60 RODS; thence S 48 RODS; thence W 115 RODS; thence N 25 RODS; thence W 25 RODS to beginning. Area: 54.10 Acres.

N 1/2 of SE 1/4 of SE 1/4 of Section 4, T4S, R5E, SLM. Area: 20 Acres.

Beginning NE Corner of Section 9, T4S, R5E, SLM; S 200 ft; W 200 ft; S 200 ft; E 200ft; S 425 ft; W 80 RODS; N 597 ft; E 64 ft; N 228 ft; E 1256 ft; to beginning. Area: 23.748 Acres.

13. A perpetual easement and right-of-way dated February 22, 1983 from Dan L. Wright and Beva P. Wright, his wife, of Wasatch County, State of Utah, Grantors, to the Lake Creek Irrigation Company, Grantee, upon, across, and over the following described tract of land:

Beginning: SE Corner NW 1/4 Section 4, T4S, R5E, SLM; W 21.50 chains; N 10 chains; W 1221 ft; N 360.80 ft; E 1221 ft; N 296.41 ft; E 1419 ft; S 1317.21 ft. to beginning. Area: 53.01 Acres.

Beginning N 1317.21 ft. of SE Corner NW 1/4 Section 4, T4S, R5E, SLM; N 725.49 ft; N 89°24' W 21.37 chains; S 1.67 chains; W 707.78 ft; S 12°40' W 240 ft; S 33°30' W 161 ft; E 44 ft; W 21°50' W 515.8 ft; W 338.4 ft; S 66 ft; E 1221 ft; N 296.41 ft; E 1419 ft M/L.

14. A perpetual easement and right-of-way dated February 22, 1983 from Mabel L. Anderson, of Wasatch County, State of Utah, Grantor, to the Lake Creek Irrigation Company, Grantee, upon, across, and over the following described tract of land:

Beginning W 990 ft; N 1/4 Corner Section 10, T4S, R5E, SLM; S 18 chains; S 22 chains; W 40 chains; N 40 chains; E 550 ft; S 208.71 ft; E 208.71 ft; N 208.71 ft; E 891.29 ft to beginning.

15. A perpetual easement and right-of-way dated January 18, 1983 from Lon H. Kennard and DeAnna B. Kennard, his wife, of Wasatch County, State of Utah, Grantors, to the Lake Creek Irrigation Company, Grantee, upon, across, and over the following described tract of land:

Beginning N 88°54'47" W 305.16 ft from N 1/4 Corner Section 10, T4S, R5E, SLM: S 017°48'24" E 412.46 ft; N 87°33'31" W 131.89 ft; S 00°39'27" E 494.39 ft; S 97°32'23" E 418.6 ft; S 274.83 ft; W 990 ft; N 528 ft; E 330 ft; N 660 ft; E 364.84 ft. to beginning. Area: 14.38 Acres.

16. A perpetual easement and right-of-way dated February 22, 1983 from Jay W. McGuire and Marilyn McGuire, his wife, of Wasatch County, State of Utah, Grantors, to the Lake Creek Irrigation Company, Grantee, upon, across, and over the following described tract of land:

Beginning S 304.58 ft and W 217.34 ft from NE corner Section 3, T4S, R5E, SLM; S 288.14 ft; S 88° W 107 ft; S 28° W 87 ft; S 58°30' W 228 ft; N 87°30' W 393.5 ft; N 12°55' W 172.6 ft; N 50°30' E 426 ft; N 53°45' E 184.23 ft; S 73°56'40" E 290.07 ft. to beginning. Area: 6.66 Acres.

17. A perpetual easement and right-of-way dated February 22, 1983 from Garold Christensen, of Wasatch County, State of Utah, Grantor, to the Lake Creek Irrigation Company, Grantee, upon, across, and over the following described tract of land:

N 1/2 NW1/4 Section 11, T4S, R5E, SLM. Area: 80 Acres. LESS CARD C-1766 1 acre.
Total net area 79 Acres.

18. A perpetual easement and right-of-way dated March 1, 1983 from Erma Wade, of Wasatch County, State of Utah, Grantor, to the Lake Creek Irrigation Company, Grantee, upon, across, and over the following described tract of land:

Beginning at the Northwest corner of the Southwest quarter of the Northwest quarter of Section 2, Township 4 South, Range 5 East, Salt Lake Meridian, and running thence East 1320 feet; thence South 2640 feet; thence West 1320 feet; thence North 2040 feet; thence East 1089 feet; thence North 200 feet; thence West 1089 feet; thence North 400 feet to beginning. Area: 75 Acres.

19. A perpetual easement and right-of-way dated February 22, 1983 from Leslie McPhie and Maud McPhie, his wife, of Wasatch County, State of Utah, Grantors, to the Lake Creek Irrigation Company, Grantee, upon, across, and over the following described tract of land:

Beginning at the NE corner Section 10, T4S, R5E, SLM; S 10 chains; W 10 chains; N 462 ft; E 220 ft; N 198 ft; E 440 ft. to beginning. Area: 9 Acres.

20. A perpetual easement and right-of-way dated February 22, 1983 from Russell Wall and Vilate L. Wall, his wife, of Wasatch County, State of Utah, Grantors, to the Lake Creek Irrigation Company, Grantee, upon, across, and over the following described tract of land:

PARCEL 1: Beginning at the SE Corner of Lot 1, Block 92, Heber City survey of building lots, N 88°58' W 5 rods; N 0°48' E 199.32 feet; S 88°58' E 5 rods; S 0°48' W 199.32 feet to beginning.

PARCEL 2: Beginning at the NE Corner of SE 1/4 of Section 10, T4S, R5E, SLB&M; thence S 5 chains; W 10 chains; S 5 chains; W 10 chains; N 15 chains; W 20 chains; N 15 chains; E 20 chains; N 10 chains; E 20 chains; S 30 chains to beginning. Containing 108 Acres, more or less; subject to existing rights-of-way.

21. A perpetual easement and right-of-way dated February 22, 1983 from James J. Smedley and Betty J. Smedley, his wife, of Wasatch County, State of Utah, Grantors, to the Lake Creek Irrigation Company, Grantee, upon, across, and over the following described tract of land:

Beginning at the SE Corner Section 34, T3S, R5E, SLM; W 534 ft; N 44°45' W 286.5 ft; N 73°30' W 34 ft; N 42° E 173.1 ft; N 55°30' E 71.8 ft; N 86°30' E 101.4 ft; S 10°15' E 83.3 ft; N 72° E 69.5 ft; S 18°30' S 196.9 ft; N 56°45' E 287.4 ft; S 58°15' E 127.8 ft; S 229.7 ft.

22. A perpetual easement and right-of-way dated April 11, 1983 from Josie Baird Giles Smith, of Wasatch County, State of Utah, Grantor, to the Lake Creek Irrigation Company, Grantee, upon, across, and over the following described tract of land:

The Southeast quarter of the Northwest quarter; the East half of the Southwest quarter; and all that portion of the North half of the Northwest quarter lying South of the County road; all in Section 2, in Township 4 South of Range 5 East, Salt Lake Meridian. Together with all improvements thereon and appurtenances thereunto belonging.

23. A perpetual easement and right-of-way dated April 11, 1983 from Diamond J. Enterprises, Inc. by David A. Jacobson, President, of Wasatch County, State of Utah, Grantors, to the Lake Creek Irrigation Company, Grantee, upon, across, and over the following described tract of land:

Township 4 South, Range 5 East, Salt Lake Meridian. Section 1, Lots 6 and 7; W 1/2 SE 1/4, except the following portions:

1st EXCEPTION: Commencing at the SE corner of said Lot 7; and running thence West 4.25 chains; thence North 15.60 chains; thence East 4.25 chains; thence South 15.60 chains to the place of beginning. Area: 6.63 Acres, more or less.

2nd EXCEPTION: Beginning at a point which is 517 feet East and South 5° West 667.5 feet from the Center of Section 1, in Township 4 South, Range 5 East of the Salt Lake Meridian; and running thence North 85° East 115.2 feet; thence South 372.4 feet; thence West 131.5 feet; thence North 5° East 379.4 feet to the place of beginning. Area: 1.10 acres, more or less.

3rd EXCEPTION: That portion conveyed to Wasatch County for Road, recorded in Book 57, Page 454 of Official Records.

4th EXCEPTION: Beginning at a point on the South line of a County Road being North 1290 feet and South 69°29'35" East 530 feet and South 68°56'26" East 305 feet from the South Quarter Corner of Section 1, Township 4 South, Range 5 East, SLM: and running thence South 68°56'26" East 511.8 feet along the South line of said County Road to a point of tangency with a curve to the left; thence Southeasterly and Easterly along the arc of said curve 8.0 feet; thence South 810 feet to the South line of said Section 1; thence West along the South line of said Section 1, 488.73 feet; thence North 997.48 feet to the point of beginning.

24. Ordinance No. 83-1 approved April 6, 1983, by Wasatch County, State of Utah, Grantor, Granting a Franchise to the Lake Creek Irrigation Company, Grantee, for construction and operation of an irrigation pipeline upon, across, and over the following described tract of land:


Running along 1200 South from 1000 feet East of where it intersects with 4800 East to 4000 feet West of said intersection with 2400 East and along 3600 East from 1500 feet East of where it intersects with 1200 South to 1250 South of that same intersection with 1200 South

and along that same 3600 East 2500 feet South from where it intersects with Lake Creek Road. (See Transfer and Conveyance recorded in Wasatch County 5/16/96, #186985, Book 322, Pages 483-489).

IN WITNESS WHEREOF, we have herewith set our hands this 21st day of April, 2010.

State of Utah, Acting Through the
BOARD OF WATER RESOURCES

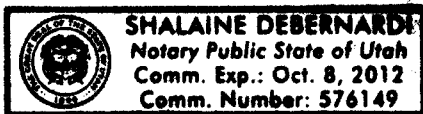
ATTEST:


Chairman


Director

STATE OF UTAH)
COUNTY OF SALT LAKE) ss.

On the 21st Day of April, 2010, personally appeared before me Craig E. Johansen and Dennis J. Strong, who being by me duly sworn did say that they are the Chairman and Director of the Board of Water Resources and that the foregoing instrument was signed on behalf of the State of Utah acting through the Board of Water Resources.




Notary Public