

WHEN RECORDED MAIL TO:  
GRANTEE  
111 East Broadway, Suite 900  
Salt Lake City, Utah 84111

PARCEL 5 (04-007-0029) ENCUMBERS: 04-007-0047, 04-007-0064  
PARCEL 6 (04-007-0034) ENCUMBERS: 04-007-0064  
NO CHANGE OF OWNERSHIP ON SAID PARCELS AS NOT ALL  
OWNERS SIGN OUT.

### SPECIAL WARRANTY DEED

**RAFTER S RANCH, LLC, a Utah limited liability company,**  
grantor

hereby,  
CONVEYS and WARRANTS against all claiming by, through or under it to

**GARFF RANCH OPERATIONS LLC, a Utah limited liability company,**  
grantee

for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract of land in  
Box Elder County, Utah:

#### SEE ATTACHED EXHIBIT "A"

Tax ID Nos: 04-008-0012, 04-007-0027, 04-007-0028, 04-007-0029, 04-007-0034, 04-007-0035, 02-011-  
0004, 02-011-0005, 02-011-0009, 03-008-0041, 03-008-0040, 03-008-0039, 04-007-0036, 04-007-0041, 03-  
008-0004, 03-008-0005, 03-008-0010, 03-008-0011 and 03-008-0020

Subject to easements, restrictions and rights of way of record.

WITNESS, the hands of said grantors, this 19 day of December, 2019

[Signatures on the following page]

RAFTER S RANCH, LLC, a Utah limited liability company

By: Margaret S. Richards  
Margaret S. Richards, Manager

By: Suzanne S. Adams  
Suzanne S. Adams, Manager

By: Nancy S. Christensen  
Nancy S. Christensen, Manager

By: Janine O. Swan  
Janine O. Swan, Manager

**NOTARY ACKNOWLEDGMENT**

STATE OF UTAH )

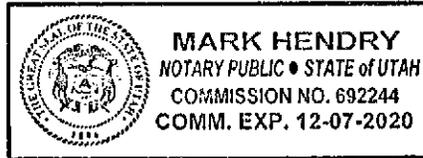
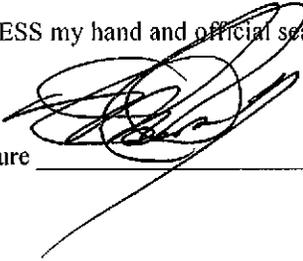
COUNTY OF DAVIS )

On December 19, 2019 before me, MARK HENDRY a Notary Public, personally appeared **Margaret S. Richards, Suzanne S. Adams, Nancy S. Christensen and Janine O. Swan**, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons 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 \_\_\_\_\_



**WATER RIGHTS ADDENDUM TO LAND DEEDS**

Grantor: Rafter S Ranch, LLC, a Utah limited liability company

Grantee: Garff Ranch Operations LLC, a Utah limited liability company

Tax ID Number(s): 04-008-0012, 04-007-0027, 04-007-0028, 04-007-0028, 04-007-0034, 04-007-0035, 02-011-0034, 02-011-0035, 02-011-0039, 03-008-0041, 03-008-0040, 03-008-0039, 04-007-0034, 04-007-0041, 03-008-0004, 03-008-0005

**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

Important Notes  
(see other side)

Section		
<b>A</b>	The water right(s) being conveyed include Water Right No(s). <u>13-43, 13-2324, 13-2325 and 13-2326</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 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. <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: \_\_\_\_\_

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

Grantee's Mailing Address: 111 East Broadway, Suite 900, Salt Lake City, Utah 84111

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

## NOTES TO WATER RIGHTS ADDENDUM TO LAND DEEDS

Please read the following notes carefully in order to avoid problems and the possible loss of the water rights being conveyed in connection with this transaction.

**The mere purchase of a water right does not guarantee: (1) that the water right is in good standing with the Utah Division of Water Rights; (2) that the owner has clear title to the water right; (3) that the Division will recognize the ownership change; or (4) that the Division will approve any proposed changes or extensions regarding the water right. You are encouraged to conduct proper "due diligence" research into any water right before purchasing it.**

- N1 Once this Water Rights Addendum and deed has been recorded at the County Recorder's Office, the county recorder shall transmit a paper or electronic copy of the deed and water rights addendum to the state engineer. Water right deeds and addendum submitted in conformance with statute which names as the grantor the person listed as owner on state engineer records - shall be processed as though it were a completed report of water right conveyance. If the state engineer does not update water right ownership on records of the Division upon submittal of a Water Right Addendum and deed, a water right owner must submit a report of water right conveyance (ROC) as directed in Utah Code Section 73-1-10(3). Filing an ROC is necessary in order to: (1) have the Division's records updated with current ownership and address information; (2) file any application on these water rights; and (3) receive notifications concerning deadlines and other essential information pertaining to these rights. Help with reviewing the water rights and the ROC can be obtained from the Utah Division of Water Rights and/or water professionals, such as attorneys, engineers, surveyors, and title professionals with experience in water rights and water law.
- N2 A water right often has one or more applications on file with the Utah Division of Water Rights that affect that water right, such as change applications, extension requests, and non-use applications. All applications will be transferred with the water right. The Grantee should review the water right applications and other documents on file with the Utah Division of Water Rights.
- N3 Water rights owned by the Grantor and used on Grantor's Parcel may be "appurtenant" to Grantor's Parcel. Not all appurtenant water rights have been assigned a water right number because not all water rights are "of record." If Section A is being completed, this conveyance includes all appurtenant water rights, whether or not they are listed by water right number or are of record; only water right numbers listed on the addendum will be updated. Grantee should investigate each water right listed and determine if there are any water rights that are not of record. If there are water rights not of record, Grantee should seriously consider making them of record by filing the appropriate forms with the Utah Division of Water Rights.
- N4 100% of the water rights listed here are being conveyed to Grantee. The Water Rights listed in Section B may not provide sufficient water for all of the historical water uses.
- N5 Less than 100% of the water right listed is being conveyed to Grantee. The exact portion to be conveyed, expressed in terms of the beneficial uses associated with this portion of the water right must be described. This description generally consists of: (1) the number of families for domestic (indoor culinary) uses (generally quantified as 0.45 acre-feet per family for a year round residence and 0.25 acre-feet per family for a seasonal residence); (2) the number of acres irrigated (this involves issues of "irrigation duty" [the number of acre-feet of water allowed per acre of irrigated land] and "sole supply/supplemental supply"[the amount of water allocated to each water right when more than one right is used on the same land or for the same livestock]; and (3) the number of livestock being watered (expressed in terms of equivalent livestock units or "ELUs" which are quantified at the rate of 0.028 acre-feet per ELU for full-year use. Any other uses being conveyed should be similarly described. Help with understanding the described uses of the water right can be obtained from the Utah Division of Water Rights and/or water professionals.
- N6 Shares of stock in water companies (including irrigation, canal, and ditch companies) are generally not transferred by deed. Each company has procedures for transferring ownership. The company should be contacted to ascertain the appropriate procedures to follow. The most common procedure is for the Grantor to endorse and deliver the stock certificate to the Grantee, who then presents that certificate to company for issuance of a new certificate in the Grantee's name. If another procedure is to be followed, that should be noted on the "Other water related disclosures" line in Section C of this form. Each company also defines how much water is associated with a particular share and what fees and assessments are charged. The Grantee should contact the company about all such issues.
- N7 If culinary water service is currently being provided to the Grantor's Parcel by a municipality, a water district, or a water company, that entity should be listed here and the Grantee should contact that entity to ascertain what is required to continue receiving such service.
- N8 If outdoor/secondary/irrigation water service is currently being provided to the Grantor's Parcel by a municipality, a water district, or a water company, that entity should be listed here and the Grantee should contact that entity to ascertain what is required to continue receiving such service.
- N9 If this box is checked, the Grantee should investigate what water IF ANY is available for use on the Grantor's Parcel.
- N10 This space should be used for any other information that the Grantor has which is relevant to water issues associated with the Grantor's Parcel.

**The Utah Division of Water Rights (often referred to as the State Engineer's Office) is located at 1594 W. North Temple, Suite 220, PO Box 146300, Salt Lake City, Utah 84114-6300 Telephone: 801-538-7240 Web Address: [www.waterrights.utah.gov](http://www.waterrights.utah.gov)**

**SIGNATURE PAGE TO WATER RIGHTS ADDENDUM TO LAND DEEDS**

**RAFTER S RANCH, LLC, a Utah limited liability company**

By: Margaret S. Richards  
Margaret S. Richards, Manager

By: Suzanne S. Adams  
Suzanne S. Adams, Manager

By: Nancy S. Christensen  
Nancy S. Christensen, Manager

By: Janine O. Swan  
Janine O. Swan, Manager

**GARFF RANCH OPERATIONS LLC, a Utah limited liability company**

By: Matthew B. Garff  
Matthew B. Garff, Manager

EXHIBIT "A"

**(PROMONTORY RANCH)**

**PARCEL 1:  
INTENTIONALLY LEFT BLANK**

**PARCEL 2:  
LOTS 1, 2, AND 3 OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 8 WEST, SALT LAKE BASE  
AND MERIDIAN.**

**SERIAL NUMBER: 04-008-0012**

**PARCEL 3:  
THE EAST HALF AND THE EAST HALF OF THE EAST HALF OF THE WEST HALF OF  
SECTION 20, TOWNSHIP 10 NORTH, RANGE 7 WEST, SALT LAKE BASE AND MERIDIAN.**

**SERIAL NUMBER: 04-007-0027**

**PARCEL 4:  
ALL OF SECTION 21, TOWNSHIP 10 NORTH, RANGE 7 WEST, SALT LAKE BASE AND  
MERIDIAN.**

**SERIAL NUMBER: 04-007-0028**

**PARCEL 5:  
THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST  
QUARTER OF SECTION 22, TOWNSHIP 10 NORTH, RANGE 7 WEST, SALT LAKE BASE AND  
MERIDIAN.**

**SERIAL NUMBER: 04-007-0029 ALSO ABSTRACTED TO 04-007-0047, 04-007-0064**

**PARCEL 6:  
THE NORTHWEST QUARTER, THE NORTHWEST QUARTER OF THE SOUTHWEST  
QUARTER, THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER, OF  
SECTION 27, TOWNSHIP 10 NORTH, RANGE 7 WEST, SALT LAKE BASE AND MERIDIAN.**

**SERIAL NUMBER: 04-007-0034 ALSO ABSTRACTED TO 04-007-0064**

**PARCEL 7:  
ALL OF SECTION 28, TOWNSHIP 10 NORTH, RANGE 7 WEST, SALT LAKE BASE AND  
MERIDIAN.**

**SERIAL NUMBER: 04-007-0035**

**PARCEL 8:  
ALL OF SECTION 4, TOWNSHIP 8 NORTH, RANGE 7 WEST, SALT LAKE MERIDIAN.**

**SERIAL NUMBER: 02-011-0004**

**PARCEL 9:  
ALL OF SECTION 5, TOWNSHIP 8 NORTH, RANGE 7 WEST, SALT LAKE MERIDIAN.  
SERIAL NUMBER: 02-011-0005**

**PARCEL 10:**

**LOTS 1, 2, AND 3 AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 NORTH, RANGE 7 WEST, SALT LAKE MERIDIAN.**

**SERIAL NUMBER: 02-011-0009**

**PARCEL 11:**

**LOTS 1, 2, 3, AND 4, AND THE NORTH HALF AND NORTH HALF OF SOUTH HALF OF SECTION 33, TOWNSHIP 9 NORTH, RANGE 7 WEST, SALT LAKE MERIDIAN.**

**SERIAL NUMBER: 03-008-0041**

**PARCEL 12:**

**LOTS 1, 2, 3, AND 4 AND THE NORTH HALF OF SECTION 32, TOWNSHIP 9 NORTH, RANGE 7 WEST, SALT LAKE MERIDIAN.**

**SERIAL NUMBER: 03-008-0040**

**PARCEL 13:**

**LOTS 1, 2, 3, 4, 5, AND 6, AND THE EAST HALF OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 9 NORTH, RANGE 7 WEST, SALT LAKE MERIDIAN.**

**SERIAL NUMBER: 03-008-0039**

**PARCEL 14:**

**THE EAST HALF OF SECTION 29, TOWNSHIP 10 NORTH, RANGE 7 WEST, SALT LAKE BASE AND MERIDIAN.**

**SERIAL NUMBER: 04-007-0036**

**PARCEL 15:**

**THE WEST HALF, THE WEST HALF OF THE NORTHEAST QUARTER, WEST HALF OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 10 NORTH, RANGE 7 WEST, SALT LAKE BASE AND MERIDIAN.**

**SERIAL NUMBER: 04-007-0041**

**PARCEL 16:**

**THE WEST HALF OF THE WEST HALF OF SECTION 3, TOWNSHIP 9 NORTH, RANGE 7 WEST, SALT LAKE BASE AND MERIDIAN.**

**SERIAL NUMBER: 03-008-0004**

**PARCEL 17:**

**LOTS 1 AND 2, SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 9 NORTH, RANGE 7 WEST, SALT LAKE BASE AND MERIDIAN.**

**SERIAL NUMBER: 03-008-0005**

**PARCEL 18:**

**ALL OF SECTION 9, TOWNSHIP 9 NORTH, RANGE 7 WEST, SALT LAKE BASE AND MERIDIAN.**

**SERIAL NUMBER: 03-008-0010**

**PARCEL 19:**

**THE SOUTHWEST QUARTER, SOUTH HALF OF THE NORTHWEST QUARTER; NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 10, TOWNSHIP 9 NORTH, RANGE 7 WEST, SALT LAKE BASE AND MERIDIAN.**

**SERIAL NUMBER: 03-008-0011**

**PARCEL 20:**

**WEST HALF OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 9 NORTH, RANGE 7 WEST, SALT LAKE BASE AND MERIDIAN.**

**SERIAL NUMBER: 03-008-0020**