

SPECIAL WARRANTY DEED WITH REVERTER

Prepared by and return to:

Tory J. Christensen
Kirton McConkie
50 E. South Temple, #400
Salt Lake City, UT 84111

Send Tax Statements to:

Canyon Meadows Mutual Water Company
c/o Eric Johnson
Blaisdell Church & Johnson
5995 S. Redwood Road
Salt Lake City, UT 84123

Ent 528295 Bk 1431 Pg 1178-1180
Date: 30-DEC-2022 12:23:20PM
Fee: \$40.00 Check Filed By: HP
MARCY M MURRAY, Recorder
WASATCH COUNTY CORPORATION
For: CANYON MEADOWS HOME OWNERS ASSO
CIATION

FOR VALUE RECEIVED, CANYON MEADOWS HOME OWNERS ASSOCIATION, a Utah non-profit corporation, **Grantor**, whose address is 460 East 800 North, PO Box 1006, Orem, UT 84059, does hereby grant, bargain, sell and convey unto CANYON MEADOWS MUTUAL WATER COMPANY, INC., a Utah non-profit corporation ("**Grantee**"), whose address is 460 East 800 North, PO Box 1006, Orem, UT 84059, all of its interest in the real property located in Wasatch County, State of Utah, more particularly described in Exhibit "A," attached hereto and incorporated herein (the "**Property**").

TOGETHER WITH all and singular the property described on Exhibit "A," together with all tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining thereto to the extent owned by Grantor including, without limitation, all water rights and mineral interests of Grantor and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; and also all the estate, right, title, interest, right of dower and right of homestead, possession, claim and demand whatsoever, as well in law as in equity, including any easements and rights-of-way over adjoining property, which easements and rights-of-way are appurtenant to the real property described on Exhibit "A," of, in, or to the Property and every part and parcel thereof, with the appurtenances thereto belonging.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, and to the successors and assigns of Grantee for as long as Grantee uses the Property for the Permitted Uses defined below. Grantor does hereby covenant to and with Grantee, that it is the owner in fee simple of said premises and that it will warrant and defend same against all who claim by, through, or under Grantor.

SUBJECT TO THE FOLLOWING covenant and reverter: Grantee hereby covenants and agrees that the Property and each parcel thereof shall only be used by Grantee only as follows: the Water Tank Property described on Exhibit "A" shall be for the use and maintenance of water tanks for the benefit of Grantee and the Treatment Building Property described on Exhibit "A" shall be for the use and maintenance of a water treatment building and facility (the "**Permitted Uses**"). In the event that the Property, or any portion thereof, ever ceases to be used for the Permitted Uses, fee title to the Property, or that portion or parcel that ceases to be used for the

Permitted Uses, shall automatically revert to Grantor, free of all encumbrances arising under Grantee's ownership. Grantor and Grantee intend for this instrument to create a fee simple determinable in Grantee, with Grantor retaining a possibility of reverter, it being the understanding of Grantor and Grantee that fee simple title to the Property will be held and owned by Grantee, its successors and assigns, for only so long as the Property is used for the Permitted Uses. If the Property, or any portion thereof, ceases to be used for a Permitted Use, all right, title, and interest of Grantee, its successors and assigns, shall be automatically forfeited and the Property, or the applicable portion thereof, shall immediately revert to and vest in Grantor without any further action being required by Grantor, its successors or assigns.

IN WITNESS WHEREOF, the Grantor executes this instrument this 30 day of December, 2022.

GRANTOR:

CANYON MEADOWS HOME OWNERS ASSOCIATION

By: Shaun Fudge
Shaun Fudge, President of the Board

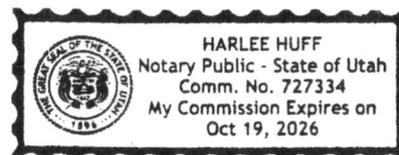
CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

STATE OF Utah)
) ss
COUNTY OF Utah)

I, Harlee Huff, a notary, residing in the county and state aforesaid, do certify that Shaun Fudge, who is personally to me known, this day appeared before me personally and did acknowledge that he did sign, seal and deliver the foregoing deed (or instrument) in the aforesaid capacity as President of the Board of Canyon Meadows Home Owners Association and of his own free will and accord, for the purposes therein named and expressed.

In witness whereof, I have hereunto set my hand and official seal, this 30 day of December, 2022.

[Signature]
(Signature of Notary Public)



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EXHIBIT A

(To Special Warranty Deed)

DESCRIPTION OF REAL PROPERTY

Real Property Located in Wasatch County, Utah, described as:

Beginning at the Northwest corner of the Common Area of the Canyon Meadows Subdivision Plat "B" (as shown on sheet 2 of 2), said point also being located North 1754.31 feet and West 1296.61 feet from the found BLM monument marking the West 1/4 Corner of Section 7, Township 5 South, Range 4 East, Salt Lake Base and Meridian; thence South 88°01'13" East 226.89 feet along the north line of said Canyon Meadows Subdivision; thence South 01°58'47" West 65.88 feet; thence along the arc of a 200.00 foot radius curve to the right 71.49 feet (chord bears South 20°35'05" West 71.11 feet); thence South 10°20'41" West 55.50 feet; thence South 88°32'58" West 184.52 feet to the West line of said Canyon Meadows Subdivision; thence North 01°27'02" West 199.58 feet to the point of beginning.

Area = 0.92 Acre

PIN: 00-0012-9028 together with a portion of
taken from PIN: 00-0012-7550

AKA: Water Tank Property

AND

Beginning at a point located North 133.19 feet and West 845.58 feet from the found BLM monument marking the West 1/4 Corner of Section 7, Township 5 South, Range 4 East, Salt Lake Base and Meridian; thence North 17°49' West 95 feet; thence North 49°30' East 118 feet; thence South 40°30' East 141.65 feet; thence South 68°45' West 163.79 feet to the point of beginning.

Area= 0.3702 Acre

PIN: 00-0012-9036

AKA: Treatment Building Property