

WHEN RECORDED RETURN TO:

Excelsior Academy  
124 East Erda Way, Erda Utah 84074  
Attn: Jennifer Martin

SEND TAXES NOTICES TO:

Excelsior Academy  
124 East Erda Way, Erda Utah 84074  
Attn: Jennifer Martin

Tax Parcel ID No. 19-097-0-0004

(space above for Recorder's use only)

**SPECIAL WARRANTY DEED**

SAGERS FAMILY LIMITED PARTNERSHIP, a Utah limited partnership, Grantor, of 448 South 300 West, Tooele, Utah 84074, hereby conveys and warrants against all who claim by, through, or under it to Excelsior Academy, a Utah nonprofit corporation, Grantee, of 124 East Erda Way, Erda, Utah 84074, for the sum of Ten Dollars (\$10.00), the following described real property lying, situate and being in Tooele County, Utah:

**See Exhibit "A"**

Together with 7 acre-feet of water of Water Right Number 15-703, transferred as an appurtenance, reserving all other water to Grantor. Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year and thereafter.

*[Signature on following page]*

Witness, the hand of Grantor, this 19 day of May, 2023.

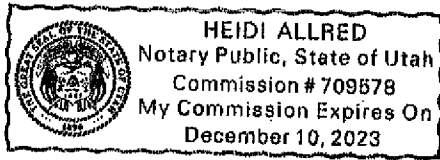
**GRANTOR:**

**SAGERS FAMILY LIMITED PARTNERSHIP,**  
a Utah limited partnership,

By Kathryn S. Faudree  
Name Kathryn S. Faudree  
Title Authorized agent

STATE OF UTAH            )  
  ):ss  
COUNTY OF TOOELE    )

The foregoing Special Warranty Deed was acknowledged before me this 19 day of May, 2023, by Kathryn S. Faudree the Authorized agent, of SAGERS FAMILY LIMITED PARTNERSHIP, a Utah limited partnership.



Heidi Allred  
NOTARY PUBLIC

My Commission Expires:  
12-10-23

**EXHIBIT A**

**LEGAL DESCRIPTION OF PROPERTY**

Beginning at the Southeast corner of Lot 2 of Excelsior Academy Subdivision, said subdivision having the Entry No. 458984 as recorded in the office of the Tooele County Recorder, which point is located South 89°39'27" West 1172.68 feet along the Quarter Section line, and South 564.81 feet from the East Quarter Corner of Section 33, Township 2 South, Range 4 West, Salt Lake Base and Meridian, and running:

Thence South 768.02 feet;

Thence South 89°37'30" West 996.96 feet;

Thence North 01°22'00" West 796.08 feet to the South line of a parcel having the Entry No. 543158 as recorded in the office of the Tooele County Recorder;

Thence North 88°14'00" East 164.25 feet along said South line to the West line of Lot 1 of said Excelsior Academy Subdivision;

Thence South 01°09'00" East 33.31 feet along said West line to the South line of said Lot 1;

Thence North 89°32'00" East 851.12 feet along said South line of Lot 1 and also the South line of Lot 2 of said Excelsior Academy Subdivision, to the Point of Beginning.

Contains 777,047 square feet or 17.84 acres.

TPN 19-097-0-0004

### WATER RIGHTS ADDENDUM TO WATER DEEDS

Grantor: Sagers Family Limited Partnership

Grantee: Excelsior Academy, a Utah nonprofit corporation

Water Right No(s): 15-703

In connection with the foregoing water rights conveyance, Grantor hereby assigns to Grantee all water rights listed which are not yet capable by law of being conveyed by deed (e.g., pending or unapproved water rights) and all applications pertaining to the water rights listed (e.g., all change applications, extension applications, non-use applications, etc.). Grantor also makes the following declarations and disclosures:

**SECTION 1 - TYPE OF DEED** Check one box only - Must match language in the deed

- The foregoing deed is a warranty deed. (Grantor is making all standard warranties.)
- The foregoing deed is a special warranty deed. (Grantor is only warranting that Grantor has not previously conveyed title to others, i.e., a warranty of title as to all claiming by or through Grantor.)
- The foregoing deed is a quit claim deed. (Grantor is making no warranties.)
- The language in the foregoing deed is controlling as to the type of deed and associated warranties, if any. (County Recorder should forward a copy of this form to the Utah Division of Water Rights if any box above is checked)

**SECTION 2 - APPURTENANT WATER RIGHTS** Check one box only

- All of Grantor's water rights approved for use on the following described parcel(s) are being conveyed.
- In addition to any specifically identified rights, all other water rights owned by Grantor and approved for use on the following described parcel(s) are being conveyed. \_\_\_\_\_
- No water rights other than those specifically identified by water right number are being conveyed.

**SECTION 3 - WATER RIGHTS CONVEYED IN WHOLE OR IN PART** Check all applicable boxes

- 100% of the following water rights described in the deed are being conveyed. Water Right Nos. \_\_\_\_\_
- Only the portion indicated of the following water rights described in the deed are being conveyed.
  - 7.00 acre-feet from Water Right No. 15-703 for: \_\_\_\_\_ families; \_\_\_\_\_ acres of irrigated land; stock water for \_\_\_\_\_ Equivalent Livestock Units; and/or for the following other uses: \_\_\_\_\_
  - \_\_\_\_\_ 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: \_\_\_\_\_
  - \_\_\_\_\_ 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: \_\_\_\_\_
- The language in the foregoing deed is controlling as to quantity, if any.

**SECTION 4 - OTHER DISCLOSURES** Check all applicable boxes

- Grantor is endorsing and delivering to Grantee stock certificates for \_\_\_\_\_ shares of stock in the following water company: \_\_\_\_\_
- Other water related disclosures: \_\_\_\_\_

*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: *Kathryn S. Faudree*

Grantee's Acknowledgment of Receipt: *[Signature]*

Grantee's Mailing Address: 124 East Erda Way Erda, UT 84074

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