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B: 1425 P: 671 Fee \$18.00

Debbie B. Johnson, Iron County Recorder - Page 1 of 4

10/02/2018 02:36:48 PM By: SOUTHERN UTAH TITLE OF CEDAR

When recorded mail deed and tax notice to:

Brandon Adams
754 West State Street
Hurricane, UT 84737



SOUTHERN UTAH TITLE
www.sute.com
Doing Good Deeds for Over 60 Years

Order No. 53419 - BM
Tax I.D. No. D-1129-0002-0000

Space Above This Line for Recorder's Use

WARRANTY DEED

Linford K. Nelson, Trustee of The Linford K. Nelson Trust dated October 12, 2007, grantor(s), of Cedar City, County of Iron, State of Utah, hereby **CONVEY** and **WARRANT** to

Brandon Adams, grantee(s) of Hurricane, County of Washington, State of Utah, for the sum of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** the following described tract of land in Iron County, State of Utah:

See Attached Exhibit "A"

See Water Rights Addendum to Land Deeds attached hereto and made a part hereof

TOGETHER WITH all improvements and appurtenances there unto belonging, and being **SUBJECT TO** easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

WITNESS the hand(s) of said grantor(s), this 1st day of October, 2018.

The Linford K. Nelson Trust dated October 12, 2007

By:

Linford K. Nelson
Linford K. Nelson, Trustee

STATE OF Utah)

:ss.

COUNTY OF Iron)

On the 1st day of October, 2018, personally appeared before me, Linford K. Nelson, Trustee of The Linford K. Nelson Trust dated October 12, 2007, the signer of the within instrument who duly acknowledged to me that he/she executed the same.



BROOKE MOCK
Notary Public
State Of Utah
My Commission Expires 01-17-2022
COMMISSION NO. 698484

Brooke Mock
NOTARY PUBLIC

My Commission Expires: 1-17-22

Attachment to that certain Warranty Deed executed by Linford K. Nelson, Trustee of The Linford K. Nelson Trust dated October 12, 2007 grantor(s), to Brandon Adams grantee(s).

Order No. 53419

Tax I.D. No. D-1129-0002-0000

EXHIBIT "A"

Commencing at the Northeast Corner of the Southwest Quarter of the Northeast Quarter (SW1/4NE1/4) of Section 15, Township 38 South, Range 11 West, Salt Lake Base and Meridian and running thence East 1039.63 feet; thence South 20° West 580 feet; thence South 11° West 790 feet more or less to a point 691.63 feet East of the Southwest Corner of said Southwest Quarter of the Northeast Quarter (SW1/4NE1/4) of Section 15; thence South 8°45' West 1341.0 feet more or less to a point 493 feet East of the Southwest Corner of Lot 2 of Section 15; thence South 10° West 800 feet; thence South 12°15' East 129 feet more or less to a fence corner; thence West 1057 feet more or less to a point 686 feet West of the East line of Lot 6 of said Section 15; thence North 147.0 feet thence East 260 feet to an existing fence line at a point 426 feet West of the East line of Lot 6, said Section 15; thence North along said fence line 2087.00 feet to the North line of Lot 3; thence East 426 feet to the Southwest Corner of the Southwest Quarter of the Northeast Quarter (SW1/4NE1/4) of said Section; thence North 1320 feet to the point of beginning.

Excepting therefrom the following:

Beginning at the Southwest Corner of the Southwest Quarter of the Northeast Quarter of Section 15, Township 38 South, Range 11 West, Salt Lake Base and Meridian; said point being the Northwest Corner of Lot 2; thence North 420 feet; thence East 210 feet; thence South 420 feet; thence West 210 feet to the point of beginning.

Also excepting therefrom the following:

Beginning at a point North 0°51'08" West along the Center Quarter Section Line 420.00 feet from the Center Quarter Corner of Section 15, Township 38 South, Range 11 West, Salt Lake Base and Meridian; running thence North 0°51'08" West 892.84 feet to the Northwest Corner of the Southwest Quarter of the Northeast Quarter (SW1/4NE1/4) of said Section 15; thence South 89°42'38" East along the 1/16 Section Line 1039.63 feet; thence South 20°00'00" West 580.00 feet; thence South 22°00'00" West 790.00 feet; thence South 8°45'00" West 325.28 feet to the centerline of an existing roadway; thence North 55°06'02" West along said roadway 70.85 feet; thence North 0°51'08" West 669.56 feet; thence North 89°47'41" West 414.48 feet to the point of beginning.

Initials

UKA

WATER RIGHTS ADDENDUM TO LAND DEEDS

Grantor: Linford K. Nelson, Trustee of The Linford K. Nelson Trust dated October 12, 2007
 Grantee: Brandon Adams
 Tax ID Number(s): D-1129-0002-0000

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.
 2 ☐ Only a portion of Grantor's water rights are being conveyed. (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.
 4 ☐ Water rights are being conveyed by separate deed.

Proceed to Section

A
B
C
C

Important Notes
(see other side)

Section		
A	The water right(s) being conveyed included Water Right No(s). 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)	N1 N2 N3
B	Only the following water rights are being conveyed: (check all boxes that apply) <input type="checkbox"/> All of Water Rights 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. (Proceed to Section C)	N1 N4 N5 N5 N2
C	Disclosures By Grantor: (check all boxes that apply) <input type="checkbox"/> Grantor is endorsing and delivering To Grantee stock certificates for Shares 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 checked="" 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: The Linford K. Nelson Trust dated October 12, 2007


 Linford K. Nelson, Trustee

Grantee's Acknowledgment of Receipt:


 Brandon Adams

Grantee's Address: 754 West State Street, Hurricane, Utah 84737

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 has been recorded at the County Recorder's Office, Grantee must prepare a "Report of Water Right Conveyance" or "ROC" (available from the Utah Division of Water Rights) and file it with the Utah Division of Water Rights 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. **Failure to do so PROMPTLY may result in the loss of these water rights.** Help with reviewing the water rights and completing 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. These applications should 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. 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. A Report of Water Right Conveyance (see N1 above) should be filed on each water right listed here. The Water Rights listed in Section B may not provide sufficient water for all of the historic 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 "ECUS" which are quantified at the rate of 0.028 acre-feet per EAU for full-year use. Any other uses being conveyed should be similarly described. Help with evaluating, quantifying, and/or describing the uses 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: 801-553-7240 Web Address: www.waterrights.utah.gov