

JUL 25 2024

ENT 81383 : 2024 PG 1 of 10  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2024 Nov 19 10:58 AM FEE 0.00 BY AS  
RECORDED FOR Strawberry Water  
ELECTRONICALLY RECORDED

When Recorded Mail to:

STRAWBERRY WATER USERS ASSOCIATION  
P.O. BOX 70  
PAYSON, UTAH 84651  
Name: DR Horton Inc  
Tax I.D. No(s): 29:049:0037, 29:049:0034, 29:049:0030

SWUA Account No: 18273  
Water Serial #(s): 340.000, 340.002, 340.001, 136.000

Canal Company Stock: 29.48, 27.96, 62.56, 180.03 Shares

**WATER DEDICATION AGREEMENT  
AMONG**  
**STRAWBERRY WATER USERS ASSOCIATION,  
STRAWBERRY HIGHLINE CANAL COMPNAY,  
THE CITY OF SALEM, AND**  
**DR Horton Inc**

**LANDOWNER WARRANTIES AND REPRESENTATIONS**

DR Horton Inc (Landowner), residing at 12351 S Gateway Park PL STE D-100 Draper, Utah 84020, represents and warrants that Landowner holds, subject to encumbrances of record, all right, title and interest in and to the following land in Utah County, Utah (Subject Land):

COM N 1243.47 FT & W 38.04 FT FR E 1/4 COR. SEC. 6, T9S, R3E, SLB&M.; N 0 DEG 21' 28" W 47.59 FT; S 89 DEG 38' 32" W 241.98 FT; S 0 DEG 21' 27" E 25.46 FT; S 89 DEG 38' 32" W 258.04 FT; N 0 DEG 21' 28" W 284.65 FT; S 89 DEG 23' 47" W 12.05 FT; N 0 DEG 35' 14" W 120.21 FT; S 89 DEG 25' 1" W 20.75 FT; N 0 DEG 35' 14" W 178.09 FT; S 89 DEG 24' 45" W 16.29 FT; N 5 DEG 36' 11" W 215.26 FT; N 0 DEG 39' 4" W 312.89 FT; N 0 DEG 35' 15" W 58 FT; S 89 DEG 24' 45" W 25.07 FT; N 0 DEG 35' 14" W 193.63 FT; N 89 DEG 14' 2" E 625.64 FT; N 89 DEG 9' 50" E 1985.99 FT; N 0 DEG 13' 25" E 16.5 FT; N 89 DEG 9' 50" E 676.58 FT; N 89 DEG 8' 8" E 210.42 FT; S 0 DEG 41' 34" E 37.38 FT; ALONG A CURVE TO R (CHORD BEARS: S 61 DEG 33' 47" E 446.37 FT, RADIUS = 458.45 FT); ALONG A CURVE TO R (CHORD BEARS: S 3 DEG 51' 4" E 14.35 FT, RADIUS = 15.03 FT); ALONG A

CURVE TO L (CHORD BEARS: S 13 DEG 21' 45" W 32.13 FT, RADIUS = 81.84 FT); ALONG A CURVE TO R (CHORD BEARS: S 31 DEG 2' 24" W 14.57 FT, RADIUS = 15.04 FT); ALONG A CURVE TO R (CHORD BEARS: S 63 DEG 53' 5" W 651.22 FT, RADIUS = 4901.19 FT); S 67 DEG 40' 42" W 178.61 FT; ALONG A CURVE TO L (CHORD BEARS: S 63 DEG 33' 49" W 373.61 FT, RADIUS = 2608.86 FT); S 59 DEG 26' 56" W 1313.67 FT; ALONG A CURVE TO R (CHORD BEARS: S 88 DEG 19' 23" W 14.49 FT, RADIUS = 15.02 FT); ALONG A CURVE TO L (CHORD BEARS: S 59 DEG 26' 55" W 137.85 FT, RADIUS = 81.49 FT); ALONG A CURVE TO R (CHORD BEARS: S 30 DEG 34' 37" W 14.49 FT, RADIUS = 15.02 FT); S 59 DEG 26' 57" W 82.96 FT; S 72 DEG 48' 5" W .06 FT; N 30 DEG 33' 5" W 111 FT; N 59 DEG 26' 54" E 18.23 FT; N 32 DEG 8' 22" W 48.02 FT; N 30 DEG 9' 46" W 196.37 FT; N 25 DEG 20' 59" W 20.3 FT; S 64 DEG 28' 35" W 122.1 FT; S 59 DEG 50' 14" W 58 FT; S 59 DEG 50' 14" W 120 FT; N 30 DEG 9' 44" W 30.88 FT; N 21 DEG 41' 33" W 20.82 FT; S 63 DEG 28' 12" W 116.73 FT; N 26 DEG 31' 48" W 39.56 FT; ALONG A CURVE TO R (CHORD BEARS: N 24 DEG 31' 38" W 29.27 FT, RADIUS = 323.38 FT); S 67 DEG 28' 27" W 179.44 FT; S 87 DEG 19' 40" W 82.36 FT TO BEG. AREA 93.236 AC.

COM N 89 DEG 8' 8" E 1388.56 FT & S .48 FT FR N 1/4 COR. SEC. 5, T9S, R3E, SLB&M.; E 1206.8 FT; S 40 DEG 5' 30" W 411.71 FT; ALONG A CURVE TO L (CHORD BEARS: S 25 DEG 16' 30" W 197.71 FT, RADIUS = 386.57 FT); ALONG A CURVE TO R (CHORD BEARS: S 23 DEG 24' 30" W 47.28 FT, RADIUS = 105.49 FT); S 36 DEG 21' 30" W 553.05 FT; ALONG A CURVE TO R (CHORD BEARS: S 44 DEG 59' 30" W .77 FT, RADIUS = 2.57 FT); S 53 DEG 37' 30" W 64.71 FT; ALONG A CURVE TO L (CHORD BEARS: S 46 DEG 40' 15" W 93.61 FT, RADIUS = 386.57 FT); S 39 DEG 43' 0" W 328.6 FT; S 89 DEG 22' 44" W 227.54 FT; S 0 DEG 40' 10" W 49.48 FT; S 31 DEG 10' 29" W 641.96 FT; S 39 DEG 19' 38" W 224.08 FT; N 42 DEG 42' 8" W 423.05 FT; S 47 DEG 19' 17" W 115.24 FT; N 42 DEG 18' 16" W 179.88 FT; S 48 DEG 22' 16" W 167.73 FT; S 51 DEG 53' 47" W 58.17 FT; S 36 DEG 8' 57" W 393.23 FT; N 30 DEG 9' 46" W 312.81 FT; S 59 DEG 50' 14" W 40.68 FT; N 30 DEG 9' 46" W 120 FT; S 59 DEG 50' 14" W 411.2 FT; N 30 DEG 9' 46" W 120 FT; N 59 DEG 50' 14" E 23.7 FT; N 30 DEG 9' 46" W 614.03 FT; S 59 DEG 26' 56" W 12.57 FT; N 30 DEG 33' 4" W 159 FT; N 59 DEG 26' 56" E 726.38 FT; ALONG A CURVE TO R (CHORD BEARS: N 63 DEG 33' 49" E 361.57 FT, RADIUS = 2519.5 FT); N 67 DEG 40' 42" E 178.62 FT; ALONG A CURVE TO L (CHORD BEARS: N 63 DEG 50' 39" E 669.42 FT, RADIUS = 5005.5 FT); ALONG A CURVE TO R (CHORD BEARS: S 70 DEG 52' 50" E 3.25 FT, RADIUS = 15 FT); ALONG A CURVE TO L (CHORD BEARS: N 59 DEG 41' 24" E 146.13 FT, RADIUS = 88.5 FT); ALONG A CURVE TO R (CHORD BEARS: N 10 DEG 25' 4" E 3.33 FT, RADIUS = 15 FT); N 59 DEG 37' 32" E 264.54 FT; ALONG A CURVE TO R (CHORD BEARS: N 63 DEG 17' 34" E 94.98 FT, RADIUS = 742.5 FT); N 66 DEG 57' 36" E 213.03 FT; ALONG A CURVE TO L (CHORD BEARS: N 62 DEG 58' 51" E 105.13 FT, RADIUS = 757.5 FT); N 59 DEG 0' 6" E 21.58 FT TO BEG. AREA 90.906 AC.

COM N 2043.27 FT & E 4103.39 FT FR S 1/4 COR. SEC. 6, T9S, R3E, SLB&M.; N 5 DEG 38' 55" E 543.93 FT; N 37 DEG 10' 0" W 177.51 FT; ALONG A CURVE TO L (CHORD BEARS: S 30 DEG 18' 50" W 4.88 FT, RADIUS = 423 FT); N 60 DEG 1' 9" W 171.92 FT; N 28 DEG 11' 29" E 68.62 FT; N 43 DEG 59' 20" E 87.26 FT; N 45 DEG 7' 30" W 125.02 FT; N 45 DEG 7' 9" W 63 FT; ALONG A CURVE TO R (CHORD BEARS: N 47 DEG 6' 20" E 60.89 FT, RADIUS = 784 FT); N 40 DEG 40' 9" W 57.49 FT; N 30 DEG 9' 46" W 550.16 FT; N 59 DEG 26' 54" E 47.05 FT; N 30 DEG 33' 4" W 111 FT; S 59 DEG 26' 55" W 84.51 FT; N 30 DEG 33' 3" W 84.04 FT; N 85 DEG 25' 34" E .06 FT; N 59 DEG 26' 57" E 82.96 FT; ALONG A CURVE TO L (CHORD BEARS: N 30 DEG 34' 34" E 14.49 FT, RADIUS = 15 FT); ALONG A CURVE TO R (CHORD BEARS: N 59 DEG 26' 56" E 137.85 FT, RADIUS = 81.5 FT); ALONG A CURVE TO L (CHORD BEARS: N 88 DEG 19' 17" E 14.49 FT, RADIUS = 15 FT); N 59 DEG 26' 56" E 1313.72 FT; ALONG A CURVE TO R (CHORD BEARS: N 63 DEG 33' 49" E 373.62 FT, RADIUS = 2603.5 FT); N 67 DEG 40' 42" E 178.62 FT; ALONG A CURVE TO L (CHORD BEARS: N 63 DEG 53' 5" E 651.24 FT, RADIUS = 4921.5 FT); ALONG A CURVE TO L (CHORD BEARS: N 31 DEG 2' 29" E 14.57 FT, RADIUS = 15 FT); ALONG A CURVE TO R (CHORD BEARS: N 13 DEG 21' 43" E 32.13 FT, RADIUS = 81.5 FT); ALONG A CURVE TO L (CHORD BEARS: N 3 DEG 51' 3" W 14.35 FT, RADIUS = 15 FT); ALONG A CURVE TO L (CHORD BEARS: N 61 DEG 33' 47" W 446.39 FT, RADIUS = 458.5 FT); N 0 DEG 41' 36" W 37.46 FT; N 89 DEG 8' 8" E 1146.26 FT; E 31.99 FT; S 59 DEG 0' 5" W 21.58 FT; ALONG A CURVE TO R (CHORD BEARS: S 62 DEG 58' 51" W 105.13 FT, RADIUS = 757.5 FT); S 66 DEG 57' 36" W 213.03 FT; ALONG A CURVE TO L (CHORD BEARS: S 63 DEG 17' 34" W 94.98 FT, RADIUS = 742.5 FT); S 59 DEG 37' 32" W 264.54 FT; ALONG A CURVE TO L (CHORD BEARS: S 10 DEG 24' 44" W 3.33 FT, RADIUS = 15 FT); ALONG A CURVE TO R (CHORD BEARS: S 59 DEG 41' 24" W 146.13 FT, RADIUS = 88.5 FT); ALONG A CURVE TO L (CHORD BEARS: N 70 DEG 52' 48" W 3.25 FT, RADIUS = 15 FT); ALONG A

CURVE TO R (CHORD BEARS: S 63 DEG 50' 39" W 669.42 FT, RADIUS = 5005.5 FT); S 67 DEG 40' 42" W 178.62 FT; ALONG A CURVE TO L (CHORD BEARS: S 63 DEG 33' 49" W 361.57 FT, RADIUS = 2519.5 FT); S 59 DEG 26' 56" W 726.38 FT; S 30 DEG 33' 4" E 159 FT; N 59 DEG 26' 55" E 12.57 FT; S 30 DEG 9' 46" E 614.03 FT; S 59 DEG 50' 12" W 23.7 FT; S 30 DEG 9' 47" E 120 FT; N 59 DEG 50' 14" E 411.2 FT; S 30 DEG 9' 46" E 120 FT; N 59 DEG 50' 16" E 40.68 FT; S 30 DEG 9' 46" E 312.81 FT; N 36 DEG 8' 57" E 393.23 FT; N 51 DEG 53' 47" E 58.17 FT; N 48 DEG 22' 16" E 167.73 FT; S 42 DEG 18' 16" E 179.88 FT; N 47 DEG 19' 17" E 115.24 FT; S 42 DEG 42' 8" E 423.05 FT; S 36 DEG 33' 44" W 500.1 FT; S 49 DEG 47' 0" W 299.72 FT; S 39 DEG 17' 42" W 345.84 FT; S 39 DEG 17' 42" W 208.72 FT; ALONG A CURVE TO L (CHORD BEARS: S 42 DEG 28' 31" W 140.28 FT, RADIUS = 291.12 FT); S 28 DEG 32' 3" W 97.35 FT; ALONG A CURVE TO L (CHORD BEARS: S 64 DEG 8' 56" W 97.11 FT, RADIUS = 195 FT); S 89 DEG 58' 27" W 951.92 FT TO BEG. AREA 74.997 AC.

Landowner warrants that no other person or entity claims any right, title or interest in or to the Subject Land, except encumbrances of record.

Landowner represents and warrants that appurtenant to the Subject Land are 29.48, 27.96, 62.56, 180.03 shares of Strawberry Water Users Association (Association) Class S stock, Water Serial Number 340.000, 340.002, 340.001, 136.000 (Subject Association Shares), and Water Right Application recorded on the 24th day of February 1914 as Entry Number 5898, Book 96 and Page 75 in the books and records of the Utah County Recorder (Subject Water Right Application). Landowner represents and warrants that the Subject Association Shares and Subject Water Right Application are in good standing.

Landowner represents and warrants that appurtenant to the Subject Land are 29.48, 27.96, 62.56, 180.03 shares of Strawberry High Line Canal Company (Company) stock, Water Serial Number 340.000, 340.002, 340.001, 136.000 (Subject Company Shares). Landowner represents and warrants that Landowner holds all right, title and interest in and to the Subject Association Shares, Subject Water Right Application, and Subject Company Shares, and that no other person or entity claims any right, title or interest in or to the Subject Water Right Application, Subject Association Shares and Subject Company Shares.

Landowner warrants and represents that together the Subject Water Right Application, Subject Association Shares, and Subject Company Shares entitle Landowner to use Strawberry Valley Project (SVP) water for the Subject Land, in a manner consistent with Association Articles of Incorporation, Bylaws, policies and contracts, and Company Articles of Incorporation, Bylaws, policies and contracts, and applicable state and federal law. The Association and the Company have agreed to act reasonably to cooperate with the performance of this Agreement to the extent of dealing with the City regarding voting of shares, assessments, notices, delivery of the SVP water and transfers, as described in this Agreement. The Association and the Company are not obligated to incur costs beyond those they would respectively incur for their respective shareholders generally in this regard, and in particular, they are not obligated to incur attorney's fees or court costs. The Association and Company make no warranties or representations as to the effectiveness of this Agreement.

## AGREEMENT TERMS

In consideration of the mutual covenants contained in the Agreement, the parties agree as follows:

**1. All Shares and the Subject Water Right Application to Remain Appurtenant to Subject Land.**

**a. Appurtenance and Future Owners of Subject Land -**

Except as expressly described in this Agreement, the Subject Water Right Application, Subject Association Shares and Subject Company Shares will remain appurtenant to the Subject Land for the benefit of the future owners and users of the Subject Land. In particular, except as expressly described in this Agreement, the right to call on and beneficially use SVP water on the Subject Land, as described in the Subject Water Right Application, Subject Association Shares and Subject Company Shares, will remain appurtenant to the Subject Land.

**b. Right to Transfer SVP Water**

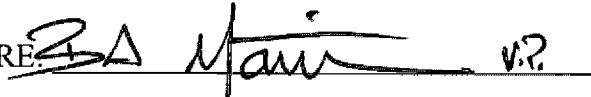
Landowner acknowledges that, before entering into this Water Dedication Agreement, he/she understands that he/she had the right to pursue a transfer of all or part of his/her SVP water to other SVP lands in accordance with applicable State law, Reclamation law, policy and contracts, Association Articles, Bylaws, policy and contracts and Company Articles, Bylaws, policy and contracts. Landowner hereby waives and forsakes in perpetuity any such right to transfer the subject SVP water.

**c. Right and Waiver of Right to Transfer Excess SVP Water**

Landowner acknowledges that development of his/her lands may create water in excess of that amount needed to meet the City's water supply requirement. Upon entering into this Water Dedication Agreement, the Landowner waives and forsakes any present or future right to initiate the transfer or sell of the Subject Association Shares and Subject Company Shares to other lands; to avoid application of SVP water in excess of the City's water supply requirement, the Landowner may transfer the excess water to other SVP Lands consistent with applicable State law, Reclamation law and policy, Association Articles, Bylaws, policy, and contracts, and Company Articles, Bylaws, policy and contracts. Such transfer of excess water by the Landowner should be approved by the Bureau of Reclamation, Association and Company prior to Landowner executing this Agreement.

IN WITNESS WHEREOF, the Landowner understands and agrees to section "c." above pertaining to their rights to transfer or sell excess SVP water on this 16<sup>th</sup> day of July, 2024.

LANDOWNER SIGNATURE:



**Boyd Martin**

- d. **Right to Seek Approval for SVP Water on Subject Lands**  
The City shall have any and all rights of the Landowner to seek any necessary approvals to use the SVP water available to the Subject Association Shares, Subject Water Right Application and Subject Company Shares for indoor uses on the Subject Lands, without further approval of, or compensation to Landowner. All of this shall be done in accordance with applicable State law, Reclamation law and policy, Association Articles, Bylaws, policy, and contracts, and Company Articles, Bylaws, policy, and contracts.
- e. **Right to Seek Approval for Water Exchanges**  
The City shall have the right to seek any necessary approvals to use water from sources other than the SVP to provide for the needs of owners and users of the Subject Land, and use the SVP water available to the Subject Association Shares, Subject Water Right Application and Subject Company Shares on other lands by exchange including the transfer of some or all of the Subject Shares to other Company service areas within the SVP with the approval of the Company, the Association and Reclamation but without further approval or compensation to the Landowner. All of this shall be done in accordance with applicable State law, Reclamation law and policy, Association Articles, Bylaws, policy, and contracts, and Company Articles, Bylaws, policy, and contracts.

- 2. **Perpetual Right to Vote Association Shares**. Landowner grants to the City any and all of Landowner's rights to vote the Subject Association Shares on all matters that come before Association Class S shareholders for a vote.
- 3. **Perpetual Right to Vote Company Shares**. Landowner perpetually grants to the City any and all of Landowner's rights to vote the Subject Company Shares on all matters that come before Company shareholders for a vote.
- 4. **Perpetual Right to Receive and Pay Assessments, Receive Notice, Delivery, and Charge Usual City Rates**.
  - a. Landowner grants and assigns to the City any and all of Landowner's rights and obligations to receive and pay all Association, Company, and other assessments or charges under the Subject Association Shares, Subject Water Right Application and Subject Company Shares.
  - b. Landowner grants to the City any and all of Landowner's rights to receive notice relating to the Subject Association Shares, Subject Water Right Application and Subject Company Shares.

- c. Landowner grants to City any and all of Landowner's rights to receive delivery of the SVP water available under the Subject Water Right Application, Subject Association Shares, and Subject Company Shares.
- d. Landowner agrees the City may assess such development, operation, maintenance, repair or replacement charges or assessments as determined by the City to be fair and reasonable, not to exceed city rates charged to other city customers who have not dedicated SVP water, applicable for the same uses and quantities.
- e. City agrees to pay reasonable fees to cover estimated actual direct and indirect administrative costs reasonably incurred by Association and Company in reviewing, approving administering and performing this Agreement.
- f. City agrees to resolve any and all delinquencies associated with Subject Association Shares and/or Subject Company Shares.

**5. City's Obligations**

- a. Landowner has applied to City for approval to dedicate his/her Subject Shares appurtenant to the Landowner's property, described as: \_ ("Subject Property").
- b. City agrees to accept the dedication of the Subject Shares.
- c. City agrees to use the Subject Shares to serve the needs of the Subject Property as described in this Agreement.

**6. Indemnification.** The Landowner agrees to indemnify and hold harmless the City and its elected officials, officers, employees and contractors; Association and its directors, officers, employees and contractors; and the Company and its directors, officers, employees and contractors for all damages, costs, or liabilities resulting from suits, actions, or claims of any character brought relating to the terms of this Agreement. The Landowner does not agree to indemnify or hold harmless for any damages based upon any intentional or malicious actions committed by the City and its elected officials, officers, employees and contractors; Association and its directors, officers, employees and contractors; and the Company and its directors, officers, employees and contractors.

**7. Sub-Contracting of Delivery.** The City agrees to deliver the SVP water through its secondary irrigation system, on behalf of the Company, to the Subject Land.

**8. Binding Upon Successors and Assigns.** This Agreement is not binding unless and until signed by all parties. Each individual signing this Agreement hereby warrants on behalf of themselves and the Party for which they sign, that their respective Party has authorized the

individuals to execute this Agreement through appropriate board action, and that the Parties and their successors and assigns are bound hereby. All obligations of Landowner under this Agreement shall run with the Subject Land.

IN WITNESS WHEREOF, the Parties have executed this Agreement on this 16 day of  
July, 2024.

LANDOWNER:

By: Boyd Martin V.P.  
DR Horton Inc  
**Boyd Martin**

STRAWBERRY WATER USERS ASSOCIATION

By: Lynn Swenson  
President  
**Lynn Swenson**

STRAWBERRY HIGHLINE CANAL COMPANY

By: Douglas B. Rowley  
President  
**Douglas B. Rowley**

SALEM CORPORATION

By: Kurt L Christensen  
Mayor  
**Kurt L Christensen**



Attest and Countersign:

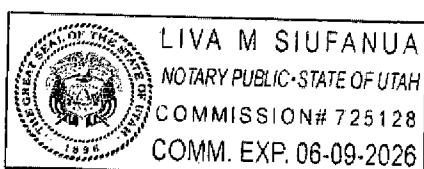
R. M. Miller  
City Recorder

Concurrence:

By: Rick Baxter  
Area Manager, Provo Area Office  
Bureau of Reclamation  
**Rick Baxter**

STATE OF UTAH )  
: ss.  
COUNTY OF UTAH )

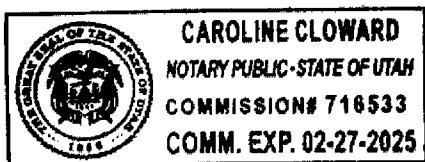
On the 19 day of Sep<sup>2</sup>, 2024, personally appeared before me, Lynn Swanson, President of Strawberry Water Users Association, and acknowledged that he has been duly authorized to execute the foregoing Water Dedication Agreement Regarding Strawberry Water Users Association Shares on behalf of Strawberry Water Users Association, and that he executed the same on behalf of Strawberry Water Users Association.



Liva M Siufanua  
NOTARY PUBLIC

STATE OF UTAH )  
:ss.  
COUNTY OF UTAH )

On the 12<sup>th</sup> day of September, 2024, personally appeared before me, Douglas Rowley of Highline Canal Company, and acknowledged that he has been duly authorized to execute the foregoing Water Dedication Agreement Regarding Strawberry Water Users Association Shares on behalf of Highline Canal Company, and that he executed the same on behalf of Highline Canal Company.

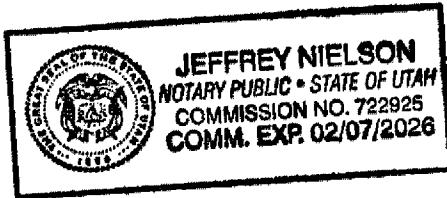


Caroline Cloward  
NOTARY PUBLIC

STATE OF UTAH )  
:ss.

COUNTY OF UTAH )

On the 22 day of July, 2024, personally appeared before me, Kurt L. Christensen Mayor of Salem City, and acknowledged that he has been duly authorized to execute the foregoing Water Dedication Agreement Regarding Strawberry Water Users Association Shares on behalf of Salem City and that he executed the same on behalf of Salem City.



NOTARY PUBLIC

STATE OF UTAH )  
: ss.  
COUNTY OF UTAH )

On the 16 day of July, 2024, personally appeared before me, Boyd A. Martin DR Horton Inc the Landowner(s) in the foregoing Agreement, and acknowledges that he/she executed the same for the purposes stated therein.

NOTARY PUBLIC

