ENTRY NO. 01124224

2/23/2019 12:39:25 PM B: 2546 P: 1696

Warranty Deed PAGE 1/2 RHONDA FRANCIS. SUMMIT COUNTY RECORDER FEE 40.00 BY WAMSLEY & ASSOCIATES LC

Recording requested by NICHOLAS PAUL GLAGOLA, Co-Trustee MARY LUCY COLSON FLOOD, Co-Trustee When Recorded mail to P.O. Box 581 Oakley, UT 84055

Space above this line for Recorders Use

Mail Tax Statements to:

NICHOLAS PAUL GLAGOLA

& MARY LUCY COLSON FLOOD, Trustees

WARRANTY DEED

MARY L. FLOOD and NICHOLAS GLAGOLA, Grantors of 795 E. Weber Canyon Road, Oakley, UT 84055, hereby convey and warrant to NICHOLAS PAUL GLAGOLA and MARY LUCY COLSON FLOOD, Trustees of the NICHOLAS P. GLAGOLA & MARY L.C. FLOOD LIVING TRUST, dated the 19th day of December, 2019, Grantees, of 795 E. Weber Canyon Road, Oakley, UT 84055, for the sum of ten dollars (\$10.00) and other valuable consideration, the following described tract of land in Summit County, Utah, to wit:

See Attached EXHIBIT "A"

PARCEL I.D. NO. OT-3-C

Witness the hands of said grantors this 19th day of December, 2019, at the City of

TAYLORSVILLE, State of UTAH.

State of Utah

SS

County of Salt Lake

MADVI ELCOD =

///

NICHOLAS GLAGOLA

On the 19th day of December, 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared MARY, FLOOD and NICHOLAS GLAGOLA personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same. WITNESS my hand and official seal.

Signature

Notary Public

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EXHIBIT "A"

The West 1/2 of Lot 2 of Section 16, Township 1 South, Range 6 East, Salt Lake Base and Meridian.

Together with appurtenant easements as described in Warranty Deed recorded in Book 1666, at Page 2024-2025 official records Summit County Recorder.

Less and Excepting therefrom Weber Canyon Road

OT-3-C

But together with the following easements:

Subject to and together with a perpetual non-exclusive easement for the maintenance, repair and replacement of an existing underground irrigation pipeline and appurtenances thereto, together with the non-exclusive right to the use of said pipeline, which easement shall be appurtenant to Grantee's property described as the West one-half of Lot 2, Section 16, T2S, R6E, SLB&M. The rights herein granted are subject to and in accordance with the terms and conditions set fort in that certain Landowners Settlement Agreement between Grantors and Grantee recorded as Entry No. 720071, in Book 1666, at Page 2008 of the records of the Summit County Recorder. The easement is described as follows:

A one rod (16.5 foot) easement, the centerline of which is described as follows:

Beginning at a point which is South 950.66 feet and East 1749.44 feet from the Northwest corner of the Southeast Quarter of Section 16, Township 1 South, Range 6 East, Salt Lake Base and Meridian (said point being on the Easterly line of the East Half of Government Lot No. 2 of above said Section) and running thence N 89°37'54" W 46.13 feet; thence S 87°31'27" W 59.13 feet; thence S 84°44'34" W 59.27 feet; thence S 75°12'22" W 53.40 feet to the Easterly line of the West Half of Government Lot No. 2 of above said Section.

Subject and together with a perpetual non-exclusive easements for the maintenance, repair and replacement of a spring known as "Spring Creek"; for roadway access to said spring development from Maple Ridge Trail to the spring site, and for an existing ditch and underground pipeline extending from the spring site to the North line of the Southeast quarter of Section 16, T1S, R6E. The aforesaid easements are located across Lots 19, 20, 33, and 34 of Maple Ridge Ranches Subdivision as shown on the official plat thereof (Sheet 3 of 6) on file in the office of the Summit County Recorder. The centerline of the ditch and pipeline easement is more particularly described as follows:

Beginning at the center of an existing spring, which is located North 1580.90 feet and East 629.60 feet from the Northwest corner of the Southeast quarter of Section 16, Township 1 South, Range 6 East, Salt Lake Base and Meridian, (said point also being the centerline of an existing pipeline) and running thence S 75°49'26" E 33.66 feet; thence S 13°23'04" E 44.80 feet to an existing burled water tank; thence S 22°37'42" E 42.68 feet; thence S 36°42'03" E 63.56 feet; thence S 49°36'06" 53.34 feet; thence S 01°09'42" W 123.44 feet; thence S 06°55'31" E 159.67 feet; thence S 22°40'08" E 86.07 feet; thence S 17°11'16" E 242.64 feet; thence S 16°46'28" E 36.71 feet; thence S 04°04"23" E 110.86 feet; thence S 12°53'50" E 127.02 feet; thence S 10°23'55" E 119.10 feet; thence S 30°03'15" E 202.55 feet; thence S 15°06'59" E 159.66 feet; thence S 17°47'35" E 96.62 feet to the Northerly line of the Southeast Quarter of said Section 16.

Parcel Number: OT-3-C