

WHEN RECORDED MAIL TO:

Grantee

*8314 Danish Road
Cottonwood Heights, UT 84093*

MTC File No. 288398

13300725

6/17/2020 12:23:00 PM \$40.00

Book - 10962 Pg - 7398-7401

RASHELLE HOBBS

Recorder, Salt Lake County, UT

MERIDIAN TITLE

BY: eCASH, DEPUTY - EF 4 P.

PERSONAL REPRESENTATIVE'S DEED

This deed, made by Mark James Fredrickson, as Personal Representative of the Estate of Everett Fredrickson, Deceased, GRANTOR, in favor of GRANTEE,

Jon Samuelson

Whereas, Grantor is the qualified Personal Representative of said Estate, filed as Probate Number 003901643, in the Third District Court in and for Salt Lake County, Utah;

Now Therefore for the sum of TEN DOLLARS AND NO/100 (\$10.00) and other good and valuable consideration, Grantor as said Personal Representative conveys and warrants to Grantee the following described real property together with all appurtenances located in Salt Lake County, State of Utah, to wit:

Beginning at a point North 0°22' West 415 feet from the Southeast Corner of Lot 10, Block 3, 10 Acre Plat "B", Big Field Survey (being the Southwest intersection of Eighth West and Thirty-Third South Streets) and running thence North 89°51' West 361.62 feet; thence South 0°22' East 100 feet; thence North 89°51' West 60 feet; thence South 0°22' East 161.57 feet; thence East 227.62 feet; thence North 0°22' West 118.5 feet; thence East 194 feet; thence North 0°22' West 142.2 feet to the point of beginning.

Less and excepting:

Beginning at a point 415.0 feet North 0°22' West from the Southeast Corner of Lot 10, Block 3, Ten Acre Plat "B", Big Field Survey; thence South 0°22' East 142.2 feet; thence West 107.0 feet to a point on the West side of and existing building wall; thence North 0°22' West 142.48 feet along the West side of said building wall and an extended line of said building wall to the South right of way line of 3300 South Street; thence South 89°51' East 107.0 feet along said right of way line to the point of beginning.

Also, less and excepting:

Beginning North 89°51' West 331.62 feet from the Southwest corner intersection of 8th West and 33rd South Street (intersection being North 0°22' West 415 feet from the Southeast corner of Lot 10, Block 3, Ten Acre Plat "B", Big Field Survey) and running thence North 89°51' West 90 feet; thence South 0°22' East 250 feet; thence East 90 feet; thence North 0°22' West 249.9 feet, more or less, to the point of beginning.

Also, less and excepting:

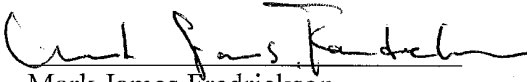
Beginning at a point North 0°22' West 415 feet and North 89°51' West 331.62 feet and South 0°22' East 250 feet from the Southeast Corner of Lot 10, Block 3, 10 Acre Plat "B", Big Field Survey and running thence West 90 feet; thence South 0°22' East 11.57 feet; thence East 90 feet; thence North 0°22' West 11.57 feet to the point of beginning.

Tax Parcel No. 15-26-451-023

FURTHER, the Grantor quit claims to Grantee Utah State Water Right #57-2014.
See the Attached Water Rights Addendum.
The Grantor makes no warranty as to said water rights.

Subject to general property taxes for the current year and thereafter.
Subject to easements, conditions, covenants and restrictions of record.

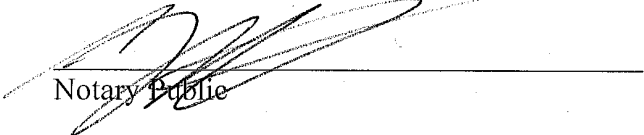
In witness whereof, the grantor has executed this instrument this 17th day of June, 2020.

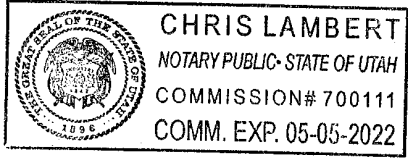


Mark James Fredrickson,
as Personal Representative of the Estate of Everett Fredrickson

State of UTAH)
 ss.
County of SALT LAKE)

The foregoing Instrument was acknowledged before me this 17th day of June, 2020,
by Mark James Fredrickson, as Personal Representative of the Estate of Everett Fredrickson,
who duly acknowledged to me that said Instrument was executed with full authority as said
Personal Representative.



Notary Public

WATER RIGHTS ADDENDUM TO WATER DEEDS

Grantor: Mark James Fredrickson, as Personal Representative of the Estate of Everett Fredrickson

Grantee: Jon Samuelson

Water Right No(s): 57-2014

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. 15-26-451-023
- 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. 57-2014
- Only the portion indicated of the following water rights described in the deed are being conveyed.
 - _____ 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: _____
 - _____ 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: [Signature]

Grantee's Acknowledgment of Receipt: [Signature]

Grantee's Mailing Address: 10530 S. 700 E. Sandy, UT 84070

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

CALLISTER NEBEKER & McCULLOUGH
Craig F. McCullough (2166)
Gateway Tower East, Suite 900
10 East South Temple
Salt Lake City, Utah 84133
Telephone: (801) 530-7300

FILED DISTRICT COURT
Third Judicial District

DEC 13 2000

By [Signature]
SALT LAKE COUNTY
Deputy Clerk

Attorneys for Petitioner

IN THE THIRD JUDICIAL DISTRICT COURT OF SALT LAKE COUNTY
STATE OF UTAH

IN THE MATTER OF THE ESTATE OF EVERETT FREDRICKSON, Deceased.	LETTERS TESTAMENTARY Probate No.003901643 Judge Tyrone E. Medley
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1. Mark James Fredrickson was duly appointed and qualified as personal representative of the estate of the above-named decedent on the 13th day of December, 2000, by the Court with all authority pertaining thereto.
2. Administration of the estate is unsupervised.
3. These letters are issued to evidence the appointment, qualification and authority of the said personal representative.

WITNESS, my signature and the Seal of this Court, this
13 day of December, 2000.

BY THE COURT:

[Signature]
Deputy Clerk

