

Mail Tax Notice to:
~~Vanguard Title Insurance Agency, LLC~~
~~WHEN RECORDED RETURN TO:~~
Sawmill 4 & 5, LLC
1970 S Mill Road
Heber City, UT 84032
File No.: 34803-BA

WARRANTY DEED

GRANTOR(S): **Rodney G. Earnshaw and Stacy Earnshaw, husband and wife, as joint tenants,**
hereby CONVEY(S) and WARRANT(S) to:

GRANTEE(S): **Sawmill 4 & 5, LLC, a Utah limited liability company**

for the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract(s) of
land in **Wasatch County, State of UTAH:**

Beginning at a point 40 feet West and 720 feet South of the Northeast of the Southeast quarter of Section
8, Township 4 South, Range 5 East, Salt Lake Meridian, and running thence South 200 feet; thence West
435.6 feet; thence North 200 feet; thence East 435.6 feet to the point of beginning.

Tax Parcel No.: 00-0021-1524

SUBJECT TO County Taxes and Assessments not delinquent, Easements, Rights of Way, Covenants,
Conditions and Restrictions now of record

WITNESS, the hand(s) of said Grantor(s), this EXECUTED this 30 day of August, 2019.

Transfer of water right
#55-4264, land addendum
attached hereto as exhibit "A"

Rodney G. Earnshaw
Rodney G. Earnshaw
Stacy Earnshaw
Stacy Earnshaw

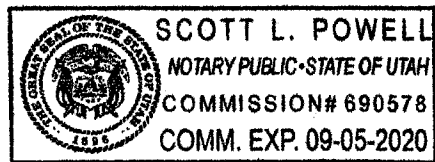
State of Utah }
}ss.

County of }

On this 30 day of August, 2019, personally appeared before me Rodney G.
Earnshaw and Stacy Earnshaw, husband and wife as joint tenants, the signer(s) of the above instrument,
who duly acknowledged to me that he/she/they, executed the same.

Witness my hand and official seal.

Scott L. Powell
Notary Public



WATER RIGHTS ADDENDUM TO LAND DEEDS

Grantor: Raodney AKA as Rodney and Stacy Earnshaw

Grantee: Sawmill 4 & 5, LLC, a Utah limited liability company and or Brad Jensen, Manager

Tax ID Number(s): 00-0021-1524

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 [X] 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.
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

Table with 3 main sections: A (Water Right No(s) 55-4264), B (Water rights being conveyed), and C (Disclosures by Grantor including stock certificates for Timpanogos Irrigation Co.).

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

Grantee's Mailing Address: 947 So. 500 E. #105, American Fork, UT 84403

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