Ent 470077 Bk 1270 Pg 1011 - 1013 PEGGY FOY SULSER, Recorder WASATCH COUNTY CORPORATION 2019 Oct 29 12:15PM Fee: \$40.00 TC For: Vanguard Title Insurance Agency, LLC-ELECTRONICALLY RECORDED

Vanguard Title Insurance Agency, LLC MAIL TAX NOTICE TO: GRANTEE (S) 1970 S MIII Road Heber City, UT 84032 File No.: 36595-BA

WARRANTY DEED

GRANTOR(S): Sawmill 4 & 5, LLC, a Utah limited liability company hereby CONVEY(S) and WARRANT(S) to:

GRANTEE(S): TJ John Billings and Shauna Marie Billings, husband and wife, as joint tenants,

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:

See Exhibit "A" attached hereto and made a part hereof.

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

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

County of Wasatch 1

On this 3 day of October , Zot 9, personally appeared before me Brad Jensen the Manager of Sawmill 4 & 5, LLC, a Utah limited liability company, 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.

Notary Public

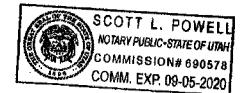


EXHIBIT "A"

BEGINNING S00°15'51"E 717.31' AND S89°51'18"W 32.61' FROM THE WASATCH COUNTY MONUMENT REPRESENTING THE EAST 1/4 CORNER OF SECTION B, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; THENCE S00°05'21"E 200.00 FEET ALONG THE APPARENT WESTERLY RIGHT-OF-WAY LINE OF MILL ROAD; THENCE S89°51'18"W 250.24 FEET ALONG AN EXISTING FENCE LINE; THENCE N00°05'21"W 200.00 FEET TO A POINT ON AN EXISTING FENCE LINE; THENCE N89°51'18"E 250.24 FEET ALONG SAID FENCE LINE TO THE POINT OF BEGINNING.

Tax Parcel No.: 00-0021-1524

EXHIBIT "B"

WATER RIGHTS ADDENDUM TO LAND DEEDS

Grantor: Sawmill 4 & 5, LLC, a Utah limited liability company	
Grantee: TJ John Billings and Shauna Marle Billings	
Tax ID Number(s): 00-0021-1524	,
In connection with the conveyance of the above referenced parcel(s), Grantor hereby convergence without warranty, except for a warranty of title as to all claiming title by or through the following interests in water and/or makes the following disclosures:	veys to ugh Grantor,
Check one box only	ceed to Section
1 All of Grantor's water rights used on Grantor's Parcel(s) are being conveyed.	Α
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 about 1	B we is checked)
3 No water rights are being conveyed.	C
4 Water rights are being conveyed by separate deed.	C
d '1	nportant Notes see other side)
A The water right(s) being conveyed include Water Right No(s). 55-4264	N1
along with all analigations and in the desired at the state of the sta	
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)	N2 N3
	N1
All of Water Right No(s).	_ N4
acre-feet from Water Right No for: families;	. N5
acres of irrigated land; stock water for Equivalent Livestock Uni	.ts;
and/or for the following other uses families;	-, ME
acres of irrigated land; stock water for Equivalent Livestock Uni	te: N5
and/or for the following other uses	10,
Along with all applications pertaining to the water right(s) listed in this Section B. (Proceed to Section C)	_· N2
C Disclosures by Grantor: (check all boxes that apply)	, <u>, , , , , , , , , , , , , , , , , , </u>
Grantor is endorsing and delivering to Grantee stock certificates for 1 share(s)	of N6
stock in the following water company: Timpanogos Irrigation Co.	
Culinary water service is provided by: Well # 55-4264	_ N7
Outdoor water service is provided by: Timpanogos Irrigation Co.	_ N8
There is no water service available to Grantor's Parcel(s).	N9
Other water related disclosures:	_ 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 been assisted by employees of the Utah Division of Water Rights, real estate professionals, or other except to the extent that title insurance or a legal opinion concerning such information is obtain	professionals
Grantor's Signature:	
Grantee's Acknowledgment of Receipt:	
Grantee's Mailing Address: 1970 S Mill Rd, Helper, UT 64032	
NOTE: GRANTEE MUST KEEP A CURRENT ADDRESS ON FILE WITH THE UTAH DIVISION OF WATER RIGHTS	