



REAL ADVANTAGE
TITLE INSURANCE AGENCY



W3084358

E# 3084358 PG 1 OF 5
Leann H. Kilts, WEBER COUNTY RECORDER
14-Sep-20 11:21 AM FEE \$40.00 DEP DAC
REC FOR: REAL ADVANTAGE TITLE INSURANCE AGI
ELECTRONICALLY RECORDED

Send Tax Statements To:
Grantee
511 South Brushy Ridge Way
Fruit Heights, UT 84037

WARRANTY DEED

File #: 192013DC
Tax Parcel No.: 21-098-0004

Richard A. Stoneman and Cynthia A. Stoneman, as Trustees of The Richard A. Stoneman and Cynthia A. Stoneman, Family Trust Dated September 12, 1990

GRANTOR, hereby CONVEY(S) AND WARRANT(S) TO

James B. Grantham and Anita M. Grantham, Husband and Wife as joint tenants

GRANTEE,
for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s)
of land in Weber County, State of Utah, described as follows:

See Exhibit 'A'

Also known by street and number as: 9003 East Eagle Way Street, Huntsville, UT 84317

Subject to easements, restrictions, and rights of way appearing of record and enforceable in law and equity, and general property taxes for the year 2020 and thereafter.

Witness, the hand of said Grantor, this 8TH day of September, 2020

The Richard A. Stoneman and Cynthia A. Stoneman Family Trust Dated September 12, 1990

X *Richard A. Stoneman, Trustee*
Richard A. Stoneman, Trustee

X *Cynthia A. Stoneman, Trustee*
Cynthia A. Stoneman, Trustee

STATE OF _____

COUNTY OF _____

ol.

The foregoing instrument was acknowledged before me this ____ day of September, 2020, by Richard A. Stoneman and Cynthia A. Stoneman as Trustees of The Richard A. Stoneman and Cynthia A. Stoneman, Family Trust Dated September 12, 1990, the signer(s) of the foregoing instrument, who duly acknowledged to me that he/she/they executed the same.

Notary Public

Notary Certificate attached/affixed pursuant

CA Civil Code § 1189

CA Government Code § 8202

CALIFORNIA ACKNOWLEDGMENT

California Civil Code § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

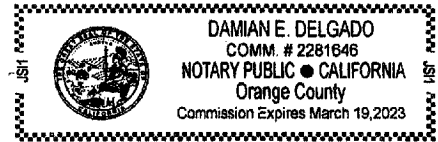
County of ORANGE

On 9-8-2020 before me, Damian E. Delgado, Notary Public, personally appeared Richard A. STONEMAN & Cynthia A. STONEMAN, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)



OPTIONAL

Additional information provided in this section is not required however may deter fraudulent attachment of this certificate to a document other than originally intended.

Description of Attached Document:

Title or Type of Document: WARDENLY DEED

Document Date: 9-8-2020

Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s):

Signer's Name: Richard A. STONEMAN

- Capacity Claimed:
- Individual Trustee Attorney-in-Fact
 - Guardian or Conservator
 - Corporate Officer - Title(s) _____
 - Other _____

Signer is Representing: _____

Capacity(ies) Claimed by Signer(s):

Signer's Name: Cynthia A. STONEMAN

- Capacity Claimed:
- Individual Trustee Attorney-in-Fact
 - Guardian or Conservator
 - Corporate Officer - Title(s) _____
 - Other _____

Signer is Representing: _____

Escrow File No: 192013DC

EXHIBIT "A"

All of Lot 9, River Ranch, Weber County, Utah, according to the official plat thereof on file and of record in the Weber County Recorder's Office.

WATER RIGHTS ADDENDUM TO LAND DEEDS

Grantor: Richard A. Stoneman and Cynthia A. Stoneman Family Trust dated September 12, 1990

Grantee: James B. Grantham and Anita M. Grantham, husband and wife as joint tenants

Tax ID Number(s): 21-098-0004

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

Proceed to Section

- 1 All of Grantor's water rights used on Grantor's Parcel(s) are being conveyed. A
- 2 Only a portion of Grantor's water rights are being conveyed. B
(County Recorder should forward a copy of this form to the Utah Division of Water Rights if Box 1 or 2 above is checked)
- 3 No water rights are being conveyed. C
- 4 Water rights are being conveyed by separate deed. C

Important Notes
(see other side)

Section

A	The water right(s) being conveyed include Water Right No(s). <u>E5623 (35-13168)</u> along with all applications pertaining to the water right(s) listed in this Section A, and all other appurtenant water rights. <i>(Proceed to Section C)</i>	N1 N2 N3
B	Only the following water rights are being conveyed: (check all boxes that apply) <input type="checkbox"/> All of Water Right No(s). _____ <input type="checkbox"/> _____ 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 _____ <input type="checkbox"/> _____ 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 _____ Along with all applications pertaining to the water right(s) listed in this Section B. <i>(Proceed to Section C)</i>	N1 N4 N5 N5 N2
C	Disclosures by Grantor: (check all boxes that apply) <input type="checkbox"/> Grantor is endorsing and delivering to Grantee stock certificates for _____ share(s) of stock in the following water company: _____ <input type="checkbox"/> Culinary water service is provided by: _____ <input type="checkbox"/> Outdoor water service is provided by: _____ <input type="checkbox"/> There is no water service available to Grantor's Parcel(s). <input type="checkbox"/> Other water related disclosures: _____	N6 N7 N8 N9 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 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.

X Grantor's Signature: *[Signature]*
 Grantee's Acknowledgment of Receipt: *[Signature]*
 Grantee's Mailing Address: 511 South Brushy Ridge Way, Fruit Heights, UT 84037

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