

**WHEN RECORDED, RETURN TO:**

Deer Park, LLC  
520 S 850 E, Ste A-4  
Lehi, UT 84043

For information only:  
Tax ID Nos. 13:067:0095 and 13:067:0096

#59877-mB

**WARRANTY DEED**

**Harbor View Development, L.L.C.**, a Utah limited liability company (also known of record as Harbor View Development LLC and Harbor View Development, LLC) ("**Grantor**"), whose current address for the purposes hereof is 2051 East 1475 South, Hazelton, Idaho 83335, hereby conveys and warrants to **Deer Park, LLC**, a Utah limited liability company ("**Grantee**"), whose current address for the purposes hereof is 520 S 850 E, Ste A-4, Lehi, UT 84043, the following described property located in Utah County, Utah (the "**Property**"):

See Exhibit A attached hereto and incorporated herein by this reference.

SUBJECT TO all matters of record.

TOGETHER WITH all of Grantor's right, title, estate, and interest in and to **Water Right No. 55-2087**, which provides at least 56.852 acre-feet of diversion for irrigation purposes and at least 4.676 acre-feet of diversion for stockwatering purposes, for a **total of 61.528 acre-feet of diversion**. Grantor expressly excepts and reserves unto Grantor all of Grantor's right, title, estate, and interest in and to Water Right No. 55-1472.

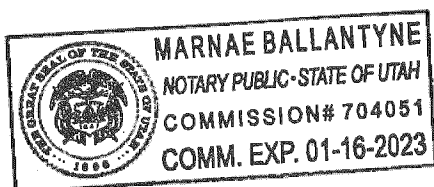
IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 30<sup>th</sup> day of June, 2021.

**HARBOR VIEW DEVELOPMENT, L.L.C.**, a Utah limited liability company

By: Dan S Frandsen  
Name: Dan S Frandsen  
Title: Manager

STATE OF UTAH )  
 )  
 : ss.  
County of Utah )

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of June, 2021, by Dan S Frandsen, the Manager of Harbor View Development, L.L.C., on behalf of said entity.



Marna Ballantyne  
NOTARY PUBLIC

**WATER RIGHTS ADDENDUM TO LAND DEEDS**

Grantor: Harbor View Development, L.L.C. (aka Harbor View Development LLC and Harbor View Development, LLC )

Grantee: Deer Park, LLC

Tax ID Number(s): Utah County, 13-067-0095 and 13-067-0096

**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 <input type="checkbox"/> All of Grantor's water rights used on Grantor's Parcel(s) are being conveyed.   | Proceed to Section A |
| 2 <input checked="" type="checkbox"/> Only a portion of Grantor's water rights are being conveyed.<br>(County Recorder should forward a copy of this form to the Utah Division of Water Rights if Box 1 or 2 above is checked) | B                    |
| 3 <input type="checkbox"/> No water rights are being conveyed.   | C                    |
| 4 <input type="checkbox"/> Water rights are being conveyed by separate deed.   | C                    |

**Section**

Important Notes  
(see other side)

A	The water right(s) being conveyed include Water Right No(s) _____	N1
	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>	N2 N3
B	Only the following water rights are being conveyed: (check all boxes that apply)	N1
	<input type="checkbox"/> All of Water Right No(s) _____	N4
	<input checked="" type="checkbox"/> <u>61.528</u> acre-feet from Water Right No. <u>55-2087</u> for: _____ families; <u>56.852</u> acres of irrigated land; stock water for <u>4.676</u> Equivalent Livestock Units; and/or for the following other uses _____	N5
	<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 _____	N5
	Along with all applications pertaining to the water right(s) listed in this Section B. <i>(Proceed to Section C)</i>	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: _____	N6
	<input type="checkbox"/> Culinary water service is provided by: _____	N7
	<input type="checkbox"/> Outdoor water service is provided by: _____	N8
	<input type="checkbox"/> There is no water service available to Grantor's Parcel(s).	N9
<input type="checkbox"/> 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 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: Dan's Krause

Grantee's Acknowledgment of Receipt: \_\_\_\_\_

Grantee's Mailing Address: 520 S 850 E, Ste A-4, Lehi, UT 84043

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

**WATER RIGHTS ADDENDUM TO LAND DEEDS**

Grantor: Harbor View Development, L.L.C. (aka Harbor View Development LLC and Harbor View Development, LLC )

Grantee: Deer Park, LLC

Tax ID Number(s): Utah County, 13-067-0095 and 13-067-0096

**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 <input type="checkbox"/> All of Grantor's water rights used on Grantor's Parcel(s) are being conveyed.   | Proceed to Section A |
| 2 <input checked="" type="checkbox"/> Only a portion of Grantor's water rights are being conveyed.<br>(County Recorder should forward a copy of this form to the Utah Division of Water Rights if Box 1 or 2 above is checked) | B                    |
| 3 <input type="checkbox"/> No water rights are being conveyed.   | C                    |
| 4 <input type="checkbox"/> Water rights are being conveyed by separate deed.   | C                    |

Section	Important Notes (see other side)
<b>A</b> The water right(s) being conveyed include Water Right No(s) _____ 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)	N1 N2 N3
<b>B</b> Only the following water rights are being conveyed: (check all boxes that apply) <input type="checkbox"/> All of Water Right No(s) _____ <input checked="" type="checkbox"/> 61.528 acre-feet from Water Right No. 55-2087 for: _____ families; 56.852 acres of irrigated land; stock water for 4.676 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. (Proceed to Section C)	N1 N4 N5 N5 N2
<b>C</b> 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.*

Grantor's Signature: \_\_\_\_\_

Grantee's Acknowledgment of Receipt:  \_\_\_\_\_

Grantee's Mailing Address: 520 S 850 E, Ste A-4, Lehi, UT 84043

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

**EXHIBIT A**

**Legal Description**

Order No.: 59877-MB

Parcel 1: Commencing North 1713.97 feet and East 939.87 feet from the South Quarter Corner of Section 26, Township 5 South, Range 1 East, Salt Lake Base and Meridian; East 345.9 feet; North 0°27'17" East 880.21 feet; North 89°15'0" West 352.92 feet; South 884.8 feet to beginning.

Less: Commencing North 2600.61 feet and East 551.32 feet from the South Quarter Corner of Section 26, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 89°15'45" East 741.47 feet; thence South 00°27'17" West 30.99 feet; thence South 89°54'03" West 741.50 feet; thence North 00°27'22" East 41.81 feet to the point of beginning.

Parcel 2: Commencing North 1898.54 feet and East 545.76 feet from the South Quarter Corner of Section 26, Township 5 South, Range 1 East, Salt Lake Base and Meridian; North 0°28'0" East 705.33 feet; South 89°15'0" East 388.08 feet; South 885.03 feet; North 64°51'36" West 435 feet to beginning.

Less: Commencing North 2600.61 feet and East 551.32 feet from the South Quarter Corner of Section 26, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 89°15'45" East 741.47 feet; thence South 00°27'17" West 30.99 feet; thence South 89°54'03" West 741.50 feet; thence North 00°27'22" East 41.81 feet to the point of beginning.

Tax Parcel No.: 13-067-0095 and 13-067-0096



ENT 25731:2022 PG 1 of 3  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2022 Feb 28 1:54 pm FEE 0.00 BY CH  
RECORDED FOR AMERICAN FORK CITY

WHEN RECORDED, RETURN TO:

Deer Park, LLC  
520 S. 850 E., Suite A4  
Lehi, Utah 84043

Tax Parcel ID No.: 35:280:0020

**QUITCLAIM DEED**

The CITY OF AMERICAN FORK, a political subdivision of the State of Utah (“Grantor”), hereby quitclaims to the DEER PARK, LLC, a Utah limited liability company (“Grantee”), for the sum of ten dollars (\$10.00), the following described tract of land situated in Utah County, State of Utah:

See Exhibit A attached hereto.

The foregoing conveyance is subject to any easements, restrictions, and encumbrances now of record.

**ATTEST:**

Terilyn Lurker  
Terilyn Lurker, City Recorder

**GRANTOR:**

CITY OF AMERICAN FORK, a political subdivision of the State of Utah

By: Bradley J. Frost  
Name: Bradley J. Frost  
Its: Mayor  
Date: February 23, 2022

STATE OF UTAH                    )  
  : ss.  
COUNTY OF UTAH                )

The foregoing instrument was acknowledged before me this 24 day of February, 2022, by Bradley J. Frost, in his/her capacity as Mayor of the City of American Fork (the above Grantor).

SEAL:

Taraleigh A Gray  
Notary Public



EXHIBIT A

A parcel of land being all of an entire tract described in that Warranty Deed recorded January 6, 2016 as Entry No. 1068:2016 and a portion of 1100 South Street in the Office of the Utah County Recorder. Said parcel of land is located in the Southeast Quarter of Section 26, Township 5 South, Range 1 East, Salt Lake Base and Meridian and is described as follows:

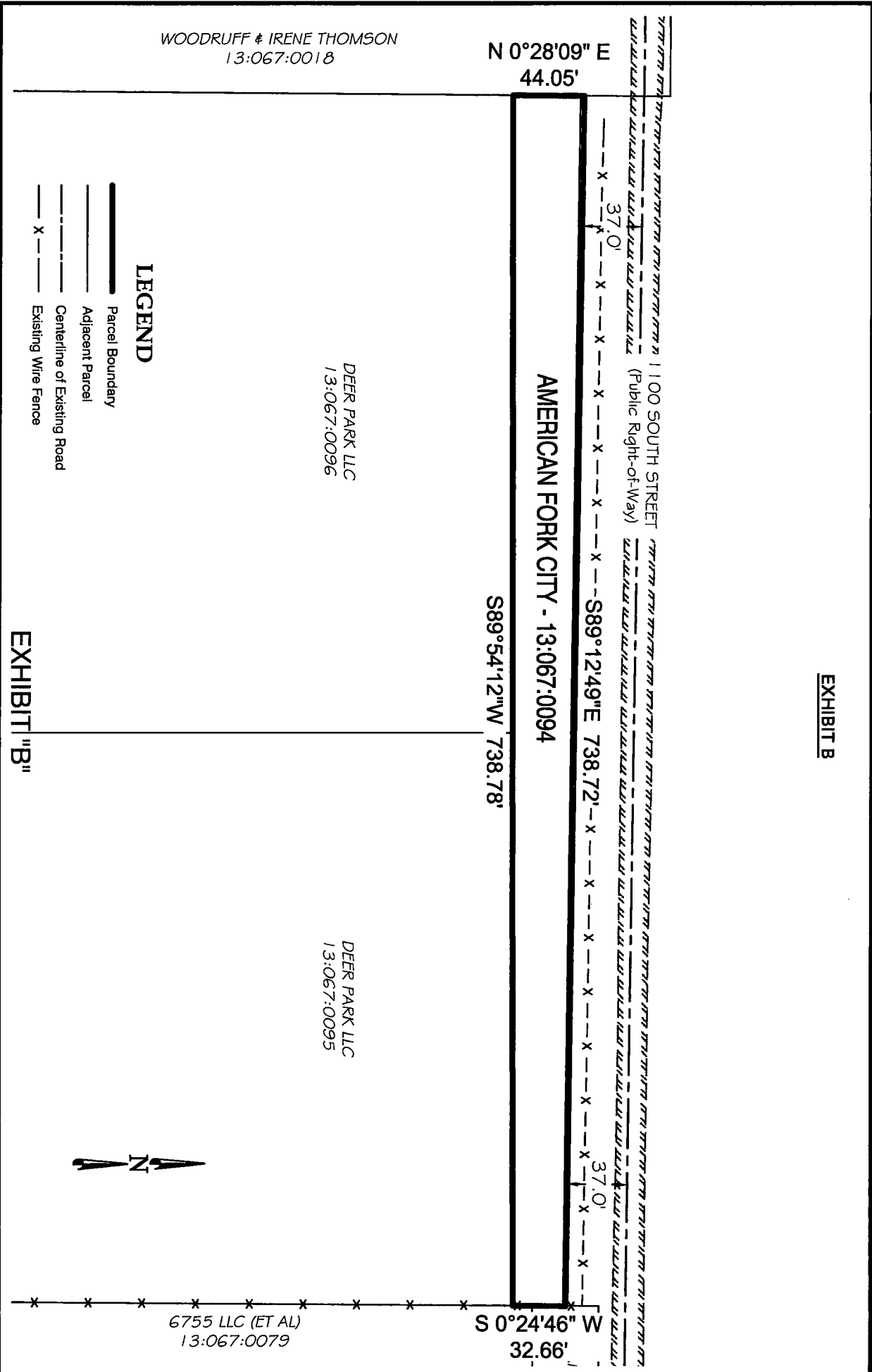
**Beginning** at the southwesterly corner of said entire tract, which is 636.85 feet S. 89°00'19" E. along a monument line and 2628.68 feet North from a Reference Monument to the South Quarter Corner of said Section 26, said point also being 553.45 feet S. 89°48'53" E. along the Section line and 2557.74 feet North from said South Quarter Corner of Section 26; thence N. 00°28'09" E. (Record = N 00°27'22" E) 44.05 feet to the northwesterly corner of said entire tract; thence S. 89°12'49" E. 738.72 feet along the northerly boundary line of said entire tract to an existing wire fence; thence S. 00°24'46" W. (Record = S 00°27'17" W) 32.66 feet along said existing wire fence to the southeasterly corner of said entire tract; thence S. 89°54'12" W. 738.78 feet (Record = S 89°54'03" W 741.50 feet) along the southerly boundary line of said entire tract to the **Point of Beginning**.

The above-described parcel of land contains 28,334 square feet in area or 0.650 acre, more or less.

**EXHIBIT "B":** By this reference, made a part hereof.

**BASIS OF BEARING:** S. 89°00'19" E. along a monument line between the Reference Monuments to the South Quarter Corner and the Southeast Corner of Section 26, Township 5 South, Range 1 East, Salt Lake Base and Meridian.

EXHIBIT B



WOODRUFF & IRENE THOMSON  
13:067:0018

N 0°28'09" E  
44.05'

100 SOUTH STREET  
(Public Right-of-Way)

AMERICAN FORK CITY - 13:067:0094

S89°54'12"W 738.78'

DEER PARK LLC  
13:067:0096

DEER PARK LLC  
13:067:0095

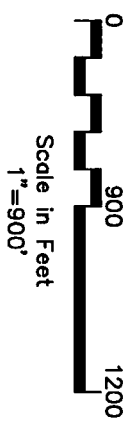
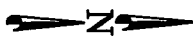
6755 LLC (ET AL)  
13:067:0079

S 0°24'46" W  
32.66'

**LEGEND**

- Parcel Boundary
- Adjacent Parcel
- Centerline of Existing Road
- Existing Wire Fence

EXHIBIT "B"



PREPARED BY:



**CIVIL ENGINEERING  
+ SURVEYING**

10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095

American Fork City  
Conveyance Description

Assessor Parcel No:  
13:067:0094

Southeast Quarter of Section 26  
Township 5 South, Range 1 East, S.L.B.&M.

January 7, 2022

Page 2 of 2