

Mail Recorded Deed and Tax Notice To:
KMAM Real Estate LLC, a Utah limited liability company
11453 Lone Peak Parkway
Draper, UT 84020

01179412 B: 2712 P: 0170

Page 1 of 5

Rhonda Francis Summit County Recorder

12/10/2021 04:34:02 PM Fee \$40.00

By COTTONWOOD TITLE INSURANCE AGENCY, INC.

Electronically Recorded



COTTONWOOD
TITLE

File No.: 150952-CPF

SPECIAL WARRANTY DEED

Crandall Ford, Inc., a Utah corporation formerly known as Crandall Ford-Mercury, a Utah corporation

GRANTOR(S) of Park City, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

KMAM Real Estate LLC, a Utah limited liability company

GRANTEE(S) of Draper, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Summit County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: PP-52-F (for reference purposes only)

SUBJECT TO: Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

ALSO INCLUDING: Water Right Number: 35-191

And all water rights appurtenant to the following described tract of land in Summit County, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: PP-52-F (for reference purposes only)

[Signature on following page]

Dated this

12/10/21

Crandall Ford, Inc., a Utah corporation

BY: 

**Robert M. Crandall
President**

BY: 

**Stanton Peterson
Treasurer**

BY: 

**Kathryn C. Rockhill
Vice President**

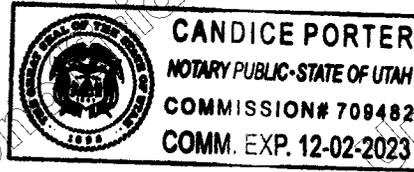
STATE OF UTAH

COUNTY OF SUMMIT

On this 10th day of December, 2021, before me, personally appeared **Robert M Crandall**, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Crandall Ford, Inc., a Utah corporation.



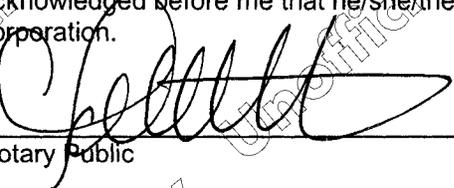
Notary Public



STATE OF UTAH

COUNTY OF SUMMIT

On this 10th day of December, 2021, before me, personally appeared **Stanton Peterson**, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Crandall Ford, Inc., a Utah corporation.



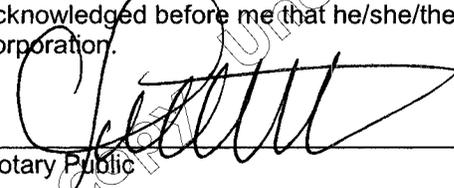
Notary Public



STATE OF UTAH

COUNTY OF SUMMIT

On this 10th day of December, 2021, before me, personally appeared **Kathryn C. Rockhill**, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same on behalf of Crandall Ford, Inc., a Utah corporation.



Notary Public



EXHIBIT A
Legal Description

BEGINNING AT THE NORTHEAST CORNER STONE OF SECTION 13, T1S, R3E, SLB&M AND RUNNING THENCE SOUTH 89°55' WEST 1364.50 FEET ALONG THE NORTH LINE OF SAID SECTION TO AN EXISTING STEEL POST AND REBAR, THENCE SOUTH 01°18'08" EAST 701.92 FEET TO THE FLOWLINE OF A CREEK, THENCE ALONG SAID FLOWLINE THE FOLLOWING NINE COURSES; THENCE SOUTH 38°25'00" EAST 253.94 FEET, THENCE SOUTH 09°05'00" WEST 82.00 FEET, THENCE SOUTH 75°00'00" EAST 103.00 FEET, THENCE SOUTH 38°49'20" EAST 163.90 FEET, THENCE SOUTH 38°08'23" EAST 188.95 FEET, THENCE SOUTH 77°37'17" WEST 35.41 FEET, THENCE SOUTH 42°38'33" EAST 58.59 FEET, THENCE SOUTH 39°50'02" EAST 285.00 FEET, THENCE SOUTH 15°15'43" EAST 167.83 FEET, THENCE SOUTH 58°39'27" WEST 578.97 FEET TO AN EXISTING RE-BAR (WHICH IS 1.00 FOOT NORTHEASTERLY OF THE COUNTY ROAD RIGHT OF WAY FENCE), THENCE SOUTH 36°39'41" EAST 107.56 FEET TO AN EXISTING RIGHT OF WAY MARKER, THENCE SOUTH 36°06'08" EAST 191.34 FEET TO AN EXISTING RIGHT OF WAY MARKER, THENCE SOUTH 38°46'24" EAST 185.10 FEET TO AN EXISTING RIGHT OF WAY MARKER, THENCE SOUTH 39°18'02" EAST 87.85 FEET ALONG SAID RIGHT OF WAY LINE TO THE NORTHWEST CORNER OF QUIT CLAIM DEED RECORDED IN BOOK 218 AT PAGE 155 (SAID POINT ALSO BEING THE SAME AS THE NORTHWEST CORNER OF WARRANTY DEED RECORDED IN BOOK 96 AT PAGE 434), THENCE NORTH 68°59'27" EAST 894.85 FEET TO THE EAST LINE OF SAID SECTION, THENCE NORTH 00°58'17" WEST 2151.90 FEET ALONG SAID SECTION LINE TO THE POINT OF BEGINNING.

LESS AND EXCEPTING ANY PORTION LYING WEST OF THE WEST LINE OF THE EAST 1/2 OF THE EAST 1/2 OF SAID SECTION 13, T1S, R3E, SLB&M.

WATER RIGHTS ADDENDUM TO WATER DEEDS

Grantor: Crandall Ford, Inc., a Utah corporation fka Crandall Ford-Mercury, a Utah corporation

Grantee: KRAM Real Estate, LLC, a Utah limited liability company

Water Right No(s): 35-191

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. PP-52-F
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. 35-191
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:
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: Stanton Peterson, Robert M. Crandall, Anthony C. Rockhill

Grantee's Acknowledgment of Receipt: [Signature]

Grantee's Mailing Address: 11453 Lone Peak Parkway, Draper UT 84020

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