

Mail Recorded Deed and Tax Notice To:
Payson Properties LLC, a Utah limited liability company
1706 E Haystack Mountain Ct.
Heber City, UT 84032



File No.: 129661-CAP

WARRANTY DEED

Troy Horrocks and Irene Horrocks, as joint tenants

GRANTOR(S) of Littlefield, State of Arizona, hereby Conveys and Warrants to

Payson Properties LLC, a Utah limited liability company

GRANTEE(S) of Heber City, State of Utah


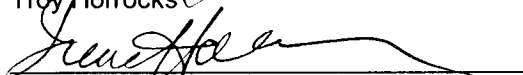
for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Utah County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 30-073-0129 and 30-073-0183 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2020 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

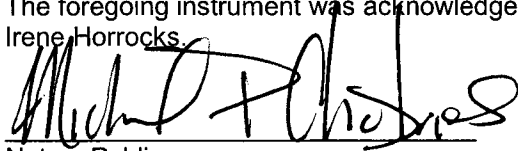
Dated this 20th day of July, 2020.


Troy Horrocks

Irene Horrocks

STATE OF UTAH

COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me this 20th of July, 2020 by Troy Horrocks and Irene Horrocks.


Notary Public

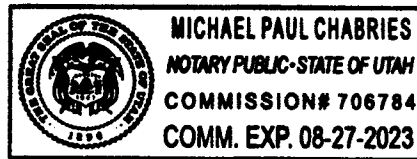


EXHIBIT A
Legal Description

PARCEL 1:

Beginning at a point which lies West 3,147.30 feet and South 1,212.98 feet, according to Utah Coordinate Bearings, Central Zone, from the East quarter corner of Section 22, Township 9 South, Range 2 East, Salt Lake Base and Meridian and running thence South 00°34'46" East 132.60 feet; thence North 89°28'38" East 164.90 feet; thence North 00°34'46" West 132.76 feet; thence South 89°25'14" West 164.90 feet to the point of beginning.

PARCEL 2:

Beginning at a point which point lies West 3,311.244 feet and South 1,109.471 feet, according to Utah Coordinate Bearings, Central Zone, from the East quarter corner of Section 22, Township 9 South, Range 2 East, Salt Lake Base and Meridian; thence South 00°36'25" East 252.18 feet along fence; thence North 88°51'50" East 162.77 feet along a fence; thence North 00°34'46" West 145.43 feet; thence North 89°25'14" East 164.90 feet; thence South 00°34'46" East 143.83 feet; thence North 88°51'50" East 166.89 feet along a fence; thence North 00°34'46" West 141.28 feet; thence North 80°50'32" West 241.19 feet along a fence and its extension; thence North 88°36'33" West 58.74 feet; thence North 72°52'33" West 208.11 feet to the point of beginning.

WATER RIGHTS ADDENDUM TO LAND DEEDS

Grantor: JEFF HORROCKS
 Grantee: PAYSON PROPERTIES, LLC, a UTAH LIMITED LIABILITY COMPANY
 Tax ID Number(s): 30-073-0129 and 30-073-0183

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 checked="" type="checkbox"/> All of Grantor's water rights used on Grantor's Parcel(s) are being conveyed. | Proceed to Section A |
| 2 <input type="checkbox"/> 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 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). <u>91-6955</u> 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 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. (Proceed to Section C)	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.

Grantor's Signature: _____

Grantee's Acknowledgment of Receipt: [Signature], Manager

Grantee's Mailing Address: 1706 E HAYSTACK MOUNTAIN CT, HERRING CITY UT

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

84032

WATER RIGHTS ADDENDUM TO LAND DEEDS

Grantor: Troy Horrocks
 Grantee: Payson Properties, LLC, a Utah limited liability company
 Tax ID Number(s): 30-073-0129 and 30-073-0183

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

Section		Important Notes (see other side)
A	The water right(s) being conveyed include Water Right No(s). <u>51-6355</u>	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 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
	<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: 

Grantee's Acknowledgment of Receipt: _____

Grantee's Mailing Address: 1706 E Haystack Mountain CT. Heber City Utah, 84032

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