

WHEN RECORDED MAIL TO:
LAUREN TODD MILLER
6238 W 9600 N
HIGHLAND, UT 84003

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY _____

RECORDED AT THE REQUEST OF INWEST TITLE SERVICES, INC. ORDER # 285824

ENT 119080:2021 PG 1 of 4
Andrea Allen
Utah County Recorder
2021 Jul 06 12:07 PM FEE 40.00 BY SW
RECORDED FOR Inwest Title Services - St. Geo.
ELECTRONICALLY RECORDED

WARRANTY DEED

DAVID N. CLEGG AND AMBER CLEGG

GRANTOR(S)

OF SANTA CLARA, COUNTY OF WASHINGTON, STATE OF UT
HEREBY CONVEY AND WARRANT TO

LAUREN TODD MILLER and OAKLEY LEVI MILLER, WIFE AND HUSBAND

GRANTEE(S)

OF HIGHLAND, COUNTY OF UTAH, STATE OF UT
FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,
THE FOLLOWING DESCRIBED TRACT OF LAND IN UTAH COUNTY, STATE OF UT:

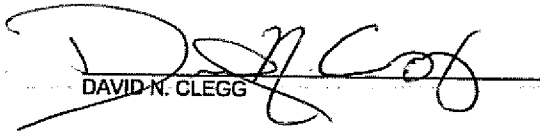
(12-005-0021)

See Attached Exhibit "A"

**TOGETHER WITH ALL WATER FROM WATER RIGHT NO. 55-6010 & 55-9176 ON FILE WITH
THE UTAH DIVISION OF WATER RIGHTS, ALONG WITH ALL OTHER APPURTENANT WATER
RIGHTS WHICH ARE CONVEYED WITHOUT WARRANTY.**

SUBJECT TO EASEMENTS, RESTRICTIONS, COVENANTS AND RIGHTS OF WAY OF RECORD, AND TAXES FOR
THE YEAR 2021 AND THEREAFTER.

WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 1st day of July, 2021.


DAVID N. CLEGG


AMBER CLEGG

ACKNOWLEDGMENT

STATE OF UTAH)
(ss.
COUNTY OF WASHINGTON)

On this 1st day of July, 2021, personally appeared before me DAVID N. CLEGG and AMBER CLEGG, the signers of
the foregoing instrument, who duly acknowledged to me that they executed the same.

NOTARY PUBLIC 

My Commission Expires: January 13, 2023
Residing at: SL George, Utah

 **INWEST TITLE**
444 EAST TABERNAACLE, #B202
ST. GEORGE, UT 84770



ROB GRIM
Notary Public
State Of Utah
My Commission Expires 01-13-2023
COMMISSION NO. 703544

EXHIBIT "A"

PARCEL 1: (12-005-0021)

COMMENCING AT A POINT IN THE NORTH LINE OF 9600 NORTH STREET, UTAH COUNTY, UTAH, WHICH POINT IS 1547.84 FEET WEST AND 41.0 FEET NORTH OF THE SOUTHEAST CORNER OF SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 180.00 FEET; THENCE WEST 121.00 FEET; THENCE SOUTH 180.00 FEET; THENCE EAST 121.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2: (37-104-0010)

BEGINNING AT A POINT WHICH IS SOUTH 89°56'40" WEST ALONG THE SECTION LINE 1547.88 FEET AND NORTH 41.00 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 00°03'20" WEST 180.00 FEET; THENCE NORTH 89°56'40" EAST 65.19 FEET; THENCE SOUTH 00°00'12" WEST 165.02 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 23.55 FEET (CURVE HAS A CENTRAL ANGLE OF 89°56'28" AND A CHORD BEARING SOUTH 44°58'26" WEST 21.20 FEET); THENCE SOUTH 89°56'40" WEST 50.02 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING:

A PART OF DIAMOND ESTATES PLAT "A" SHOWN AS "COMMON AREA", MORE PARTICULARLY DESCRIBED BY THE FOLLOWING: BEGINNING AT A POINT LOCATED SOUTH 89°56'40" WEST ALONG THE SECTION LINE 1426.84 FEET AND NORTH 00°03'20" EAST 41.00 FEET AND SOUTH 89°56'40" WEST 121.00 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°03'20" WEST 10.00 FEET; THENCE NORTH 89°56'40" EAST 50.02 FEET, TO A POINT ON A CURVE HAVING A RADIUS OF 15.00 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 23.58 FEET, SAID ARC SUBTENDED BY A CHORD BEARING NORTH 44°58'26" EAST A DISTANCE OF 21.22 FEET; THENCE SOUTH 00°00'12" WEST 10.00 FEET, TO A POINT ON A CURVE HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 89°57'39"; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 23.58 FEET, SAID ARC SUBTENDED BY A CHORD BEARING NORTH 44°58'26" WEST, A DISTANCE OF 21.22 FEET; THENCE SOUTH 89°56'40" WEST 50.02 FEET, TO THE POINT OF BEGINNING.

SITUATE IN UTAH COUNTY, STATE OF UTAH.

WATER RIGHTS ADDENDUM TO LAND DEEDS

Grantor: DAVID N. CLEGG AND AMBER CLEGG
 Grantee: LAUREN TODD MILLER and OAKLEY LEVI MILLER
 Tax ID Number(s): 12-005-0021 & 37-104-0010

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>55-6010 & 55-9176</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: David N. Clegg Amber Clegg
 Grantee's Acknowledgment of Receipt: Lauren Todd Miller Oakley Levi Miller
 Grantee's Mailing Address: 6238 W-9600 N, Highland, UT 84003

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

NOTES TO WATER RIGHTS ADDENDUM TO LAND DEEDS

Please read the following notes carefully in order to avoid problems and the possible loss of the water rights being conveyed in connection with this transaction.

The mere purchase of a water right does not guarantee: (1) that the water right is in good standing with the Utah Division of Water Rights; (2) that the owner has clear title to the water right; (3) that the Division will recognize the ownership change; or (4) that the Division will approve any proposed changes or extensions regarding the water right. You are encouraged to conduct proper "due diligence" research into any water right before purchasing it.

- N1 Once this Water Rights Addendum and deed has been recorded at the County Recorder's Office, the county recorder shall transmit a paper or electronic copy of the deed and water rights addendum to the state engineer. Water right deeds and addendum submitted in conformance with statute which names as the grantor the person listed as owner on state engineer records - shall be processed as though it were a completed report of water right conveyance. If the state engineer does not update water right ownership on records of the Division upon submittal of a Water Right Addendum and deed, a water right owner must submit a report of water right conveyance (ROC) as directed in Utah Code Section 73-1-10(3). Filing an ROC is necessary in order to: (1) have the Division's records updated with current ownership and address information; (2) file any application on these water rights; and (3) receive notifications concerning deadlines and other essential information pertaining to these rights. Help with reviewing the water rights and the ROC can be obtained from the Utah Division of Water Rights and/or water professionals, such as attorneys, engineers, surveyors, and title professionals with experience in water rights and water law.
- N2 A water right often has one or more applications on file with the Utah Division of Water Rights that affect that water right, such as change applications, extension requests, and non-use applications. All applications will be transferred with the water right. The Grantee should review the water right applications and other documents on file with the Utah Division of Water Rights.
- N3 Water rights owned by the Grantor and used on Grantor's Parcel may be "appurtenant" to Grantor's Parcel. Not all appurtenant water rights have been assigned a water right number because not all water rights are "of record." If Section A is being completed, this conveyance includes all appurtenant water rights, whether or not they are listed by water right number or are of record; only water right numbers listed on the addendum will be updated. Grantee should investigate each water right listed and determine if there are any water rights that are not of record. If there are water rights not of record, Grantee should seriously consider making them of record by filing the appropriate forms with the Utah Division of Water Rights.
- N4 100% of the water rights listed here are being conveyed to Grantee. The Water Rights listed in Section B may not provide sufficient water for all of the historical water uses.
- N5 Less than 100% of the water right listed is being conveyed to Grantee. The exact portion to be conveyed, expressed in terms of the beneficial uses associated with this portion of the water right must be described. This description generally consists of: (1) the number of families for domestic (indoor culinary) uses (generally quantified as 0.45 acre-feet per family for a year round residence and 0.25 acre-feet per family for a seasonal residence); (2) the number of acres irrigated (this involves issues of "irrigation duty" [the number of acre-feet of water allowed per acre of irrigated land] and "sole supply/supplemental supply"[the amount of water allocated to each water right when more than one right is used on the same land or for the same livestock]; and (3) the number of livestock being watered (expressed in terms of equivalent livestock units or "ELUs" which are quantified at the rate of 0.028 acre-feet per ELU for full-year use. Any other uses being conveyed should be similarly described. Help with understanding the described uses of the water right can be obtained from the Utah Division of Water Rights and/or water professionals.
- N6 Shares of stock in water companies (including irrigation, canal, and ditch companies) are generally not transferred by deed. Each company has procedures for transferring ownership. The company should be contacted to ascertain the appropriate procedures to follow. The most common procedure is for the Grantor to endorse and deliver the stock certificate to the Grantee, who then presents that certificate to company for issuance of a new certificate in the Grantee's name. If another procedure is to be followed, that should be noted on the "Other water related disclosures" line in Section C of this form. Each company also defines how much water is associated with a particular share and what fees and assessments are charged. The Grantee should contact the company about all such issues.
- N7 If culinary water service is currently being provided to the Grantor's Parcel by a municipality, a water district, or a water company, that entity should be listed here and the Grantee should contact that entity to ascertain what is required to continue receiving such service.
- N8 If outdoor/secondary/irrigation water service is currently being provided to the Grantor's Parcel by a municipality, a water district, or a water company, that entity should be listed here and the Grantee should contact that entity to ascertain what is required to continue receiving such service.
- N9 If this box is checked, the Grantee should investigate what water IF ANY is available for use on the Grantor's Parcel.
- N10 This space should be used for any other information that the Grantor has which is relevant to water issues associated with the Grantor's Parcel.

The Utah Division of Water Rights (often referred to as the State Engineer's Office) is located at 1594 W. North Temple, Suite 220, PO Box 146300, Salt Lake City, Utah 84114-6300 Telephone: 801-538-7240 Web Address: www.waterrights.utah.gov