Mail Recorded Deed and Tax Notice To: Darin Dewsnup and Melanie Dewsnup 14352 S 6600 W Herriman, UT 84096 ENT 120163:2019 PG 1 of 9
Jeffery Smith
Utah County Recorder
2019 Nov 15 01:26 PM FEE 68.00 BY MA
RECORDED FOR Cottonwood Title Insurance Agency, Ir
ELECTRONICALLY RECORDED



File No.: 118990-CAP

#### **WARRANTY DEED**

Preston E. Allred and Kami D. Allred, husband and wife as joint tenants with full rights of survivorship and not as tenants in common (an undivided 1/2 interest) and Dustin M. Allred and Hailey S. Allred, husband and wife as joint tenants with full rights of survivorship and not as tenants in common (an undivided 1/2 interest)

GRANTOR(S) of Fountain Green, State of Utah, hereby Conveys and Warrants to

Darin Dewsnup and Melanie Dewsnup, husband and wife

GRANTEE(S) of Herriman, 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 and Wasatch County**, State of Utah:

#### SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 32-118-0001, 32-111-0030, 32-112-0004, 32-112-0007, 32-112-0008, 32-112-0009,

32-112-0012, 32-112-0013, 32-113-0001, 32-113-0003, 32-113-0004, 00-0007-1014,

00-0007-1022 and 00-0021-0799 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

**SUBJECT TO:** Property taxes for the year 2019 and thereafter; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

SEE EXHIBT B ATTACHED HERETO AS TO WATER RIGHTS

Dated this 15th day of November, 2019.

Preston E. Allred

Dustin M. Allred

STATE OF UTAH

COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me this 15th of November, 2019 by Preston E. Allred and Kami D. Allred and Dasin M. Allred and Hailey S. Allred.

MICHAEL PAUL CHABRIES COMM. EXP. 08-27-2023

## **EXHIBIT A**Legal Description

Commencing at a point located North 2896.83 feet (882.95 meters) and West 21,120.54 feet (6437.54 meters) from the Southeast corner of Section 24, Township 10 South, Range 7 East, Salt Lake Base and Meridian, said point also being the West quarter corner of Section 21; thence South 89°02'35" East 3064.85 feet (934.17 meters); thence South 79°53'32" West along the North boundary of the Right-of-Way line of U.S. Highways 6 and 50, 3118.66 feet (950.57 meters); thence North 00°33'26" East along Section line 598.54 feet (182.43 meters) to the point of beginning.

#### ALSO:

Commencing at a point located North 2807.89 feet (858.84 meters) and West 15,796.23 feet (4814.69 meters) from the Southeast corner of Section 24, Township 10 South, Range 7 East, Salt Lake Base and Meridian; said point also being the West quarter corner of Section 22; thence South 89°06'10" East 5252.56 feet (1600.98 meters) to the East quarter corner of Section 22; thence South 89°06'09" East 2628.13 feet (801.05 meters) to the center of Section 23; thence South 00°16'00" East 831.03 feet (253.30 meters); thence the following bearings and distances along the North boundary Right-of-Way line of U.S. Highways 6 and 50; thence North 84°30' West 425.86 feet (129.80 meters), Southwest along the arc of a 1240.00 foot (377.95 meter) radius curve to the left 681.73 feet (207.79 meters) chord of said curve bears South 79°45' West 673.17 feet (205.18 meters); thence South 64° West 292.48 feet (89.15 meters), Southwesterly along the arc of a 750.00 foot (228.60 meter) radius curve to the right 471.24 feet (143.63 meters) chord of said curve bears South 82° West 463.53 feet (141.28 meters); thence North 80° West 2835.81 feet (9864.35 meters), Southwesterly along the arc of a 1630.00 foot (496.82 meter) radius curve to the left 768.12 feet (234.12 meters) chord of said curve bears South 86°30' West 76.103 feet (231.96 meters); thence South 73° West 295.35 feet (90.02 meters), Southwesterly along the arc of a 1230.00 foot (374.90 meter) radius curve to the right 386.42 feet (117.78 meters) chord of said curve bears South 82° West 384.83 feet (117.30 meters); thence North 89° West 537.67 feet (163.88 meters); thence South 00°34'30" East along forty acre line 100.04 feet (30.49 meters); thence North 89° West 628.69 feet (191.62 meters), Northwesterly along the arc of a 1050.00 foot (320.04 meter) radius curve to the right 753.88 feet (229.78 meters), chord of said curve bears North 68°25'53" West 737.79 feet (224.88 meters); thence North 00°38'40" West 728.58 feet (222.07 meters) to the point of beginning.

#### ALSO:

Commencing at the Southeast corner of Section 24, Township 10 South, Range 7 East, Salt Lake Base and Meridian; thence North 88°44'30" West along section line 797.85 feet (243.18 meters); thence North 00°11'26" East 899.29 feet (274.10 meters); thence North 89°57'02" West 1836.86 feet (559.87 meters); thence South 00°02'57" West 860.57 feet (262.30 meters) to the South quarter corner of Section 24; thence South 88°46'49" West along section line 625.48 feet (190.65 meters); thence the following bearings and distances along the East boundary Right-of-Way line of U.S. Highways 6 and 50; thence North 40°30' West 382.14 feet (116.48 meters), Northwesterly along the arc of a 2000.00 foot radius curve to the left 750.49 feet (609.60 meters) chord of said curve bears North 51°15' West 746.10 feet (227.41 meters); thence North 62°00'00" West 854.42 feet (260.43 meters); thence North 28°00'00" East 134.35 feet (40.95 meters); thence South 89°57'02" East 4783.37 feet (1610.37 meters); thence South 00°11'26" West along section line 1317.73 feet (401.64 meters) to the point of beginning, less and excepting thereof, any property lying within Wasatch County.

#### ALSO:

Commencing North 2094.81 feet (638.50 meters) and West 21,128.34 feet (6439.92 meters) from the Southeast corner of Section 24, Township 10 South, Range 7 East, Salt Lake Base and Meridian; thence North 79°53'32" East along the South Right-of-Way line of U.S. Highways 6 and 50, 3156.32 feet (962.05 meters); thence Southeasterly along the said Right-of-Way along the arc of a 632.32 foot (192.73 meter) radius curve to the left 232.95 feet (71.00 meters) chord of said curve bears South 89°33'14" East 231.63

feet (70.60 meters); thence South 79° East along said Right-of-Way 1015.74 feet (309.60 meters); thence South 00°38'40" East 656.46 feet (200.09 meters); thence North 89°21'20" East 1000.00 feet (304.80 meters); thence North 00°38'40" West along section line 15.48 feet (4.72 meters); thence the following bearings and distances along South boundary of the Right-of-Way line of U.S. Highways 6 and 50; Southeasterly along the arc of a 1250.00 foot (381.00 meter) radius curve to the left 723.07 feet (220.39 meters) chord of said curve bears South 72°25'43" East 713.03 feet (217.33 meters); thence South 89° East 634.19 feet (193.30 meters); thence South 00°34'30" East along forty acre line 100.04 feet (30.49 meters); thence South 89° East 526.67 feet (160.53 meters) Northeasterly along the arc of a 1630 foot (160.53 meter) radius curve to the left 512.08 feet (156.08 meters) chord of said curve bears North 82° East 509.98 feet (155.44 meters); thence North 73° East 295.35 feet (90.02 meters), Northeasterly along the arc of a 1230.00 foot (374.90 meter) radius curve to the right 579.62 feet (176.67 meters) chord of said curve bears North 86°30' East 574.28 feet (175.04 meters); thence South 80° East 2835.81 feet (864.35 meters), Northeasterly along the arc of a 1150.00 foot (350.52 meter) radius curve to the left 722.57 feet (220.24 meters) chord of said curve bears North 82° East 710.74 feet (216.63 meters); thence North 64° East 292.48 feet (89.15 meters), Northeasterly along the arc of a 840.00 foot (256.03 meter) radius curve to the left 461.81 feet (140.76 meters) chord of said curve bears North 79°45' East 456.02 feet (138.99 meters); thence South 84°30' East 466.25 feet (142.11 meters); thence South 00°16' East 88.98 feet (27.12 meters); thence South 89°07'32" East 37.02 feet (11.28 meters); thence the following bearings and distances along the North boundary of the Right-of-Way of the Denver and Rio Grande Railroad; thence South 79°38' West 1062.91 feet (323.97 meters), Southwesterly along the arc of a 5600.00 foot (1706.88 meter) radius curve to the right 1454.67 feet (443.38 meters) chord of said curve bears South 87°04'30" West 1450.59 feet (442.14 meters); thence North 85°29' West 1909.10 feet (581.89 meters), Southwesterly along the arc of a 1850.00 foot (563.88 meter) radius curve to the left 803.99 feet (245.06 meters) chord of said curve bears South 82°04' West 797.67 feet (243.13 meters); thence South 69°37' West 319.79 feet (97.47 meters), Southwesterly along the arc of a 3200.00 foot (975.36 meter) radius curve to the right 659.04 feet (200.88 meters) chord of said curve bears South 75°31' West 6657.87 feet (200.52 meters); thence South 81°25' West 2600.03 feet (792.49 meters), Northwesterly along the arc of a 750.00 foot (228.60 meter) radius curve to the right 436.55 feet (133.06 meters) chord of said curve bears North 81°54'30" West 430.41 feet (131.19 meters); thence North 65°14' West 350.35 feet (106.79 meters), Southwesterly along the arc of a 850.00 foot (259.08 meter) radius curve to the left 737.31 feet (224.73 meters) chord of said curve bears South 89°55' West 714.41 feet (217.75 meters); thence South 65°04' West 293.34 feet (89.41 meters), Southwesterly along the arc of a 650.00 foot (198.12 meter) radius curve to the right 171.84 feet (52.38 meters) chord of said curve bears South 72°38'25" West 171.34 feet (52.22 meters); thence North 00°02'33" West 101.74 feet (31.01 meters), Northwesterly along the arc of a 550.00 foot (167.64 meter) radius curve to the right 290.35 feet (88.50 meters) chord of said curve bears North 86°27'24" West 286.99 feet (87.47 meters); thence North 71°20' West 175.78 feet (53.58 meters), Northwesterly along the arc of a 1200.00 foot (365.76 meter) radius curve to the left 616.45 feet (187.89 meters) chord of said curve bears North 86°03' West 609.69 feet (185.83 meters); thence South 79°14' West 1587.87 feet (483.98 meters), Southwesterly along the arc of a 1050.00 foot (320.04 meter) radius curve to the left 68.55 feet (20.89 meters) chord of said curve bears South 77°21'47" West 68.54 feet (20.89 meters); thence North 00°33'26" East 1684.39 feet (513.40 meters) to the point of beginning.

#### ALSO:

Commencing at a point located South 2671.98 feet (814.42 meters) and West 8.89 feet (2.71 meters) from the Southeast corner of Section 24, Township 10 South, Range 7 East, Salt Lake Base and Meridian, said point also being the East one quarter corner of Section 25; thence South 89°28'15" East 506.27 feet (154.31 meters); thence the following bearings and distances along the Westerly boundary of the Right-of-Way of the Denver and Rio Grande Railroad; thence South 62°40'50" East 396.10 feet (120.73 meters), Southerly along the arc of a 1366.63 foot (416.55 meter) radius curve to the right 578.87 feet (176.44 meters) chord of said curve bears South 50°32'46" East 574.55 feet (175.12 meters); thence North 00°49'53" East along forty acre line 150.72 feet (45.94 meters), Southeasterly along the arc of a 1466.63 foot (447.03 meter) radius curve to the right 577.04 feet (175.88 meters) chord of said curve bears South 31°42'18" East 573.33 feet (174.75 meters); thence South 20°26' East 1935.49 feet (589.94)

meters); thence North 89°14'25" West along section line 2290.10 feet (698.02 meters) to the Southeast corner of Section 25; thence North 89°14'25" West along section line 2635.89 feet (803.42 meters) to the South one-quarter corner of Section 25; thence North 89°14'25" West along section line 2635.89 feet (803.42 meters) to the Southwest corner of Section 25; thence North 00°05'16" East along section line 3513.51 feet (1070.92 meters); thence South 21°36'10" West 5520.16 feet (1682.54 meters); thence South 63°47'37" West 2389.30 feet (728.26 meters); thence South 55°09'12" West 4372.74 feet (1332.81 meters) to the South one-quarter corner of Section 34; thence North 88°50'31" West along section line 2599.83 feet (792.43 meters) to the Northwest corner of Section 34; thence North 00°38'41" West along section line 5258.48 feet (1602.78 meters) to the Northwest corner of Section 34; thence North 89°14'25" West along section line 5491.56 feet (1673.83 meters) to the Southwest corner of Section 28; thence North 00°33'26" East along section line 5158.52 feet (1572.32 meters) to the South boundary of the Right-of-Way line of the Denver and Rio Grande Railroad; thence the following bearings and distances along said Right-of-Way line; Northeasterly along the arc of a 750.00 foot (228.60 meter) radius curve to the right 131.08 feet (39.95 meters) chord of said curve bears North 74°13'35" East 130.91 feet (39.90 meters); thence North 79°14' East 1587.87 feet (483.98 meters), Southeasterly along the arc of a 900.00 foot (274.32 meter) radius curve to the right 462.34 feet (140.92 meters) chord of said curve bears South 86°03' East 457.27 feet (139.38 meters); thence South 71°20' East 175.78 feet (53.38 meters), Northeasterly along the arc of a 850.00 foot radius curve to the left 646.82 feet (197.15 meters) chord of said curve bears North 86°52' East 631.33 feet (192.43 meters); thence North 65°04' East 293.34 feet (89.41 meters), Northeasterly along the arc of a 650.00 foot (198.12 meter) radius curve to the right 563.83 feet (171.86 meters) chord of said curve bears North 89°55' East 546.32 feet (166.52 meters); thence South 65°14' East 350.35 feet (106.79 meters), Southeasterly along the arc of a 950.00 foot (289.56 meter) radius curve to the left 552.96 feet (168.54 meters) chord of said curve bears South 81°54'30" East 545.19 feet (166.17 meters); thence North 81°25' East 2600.03 feet (792.49 meters), Northeasterly along the arc of a 3400.00 foot (1036.32 meter) radius curve to the left 700.28 feet (213.43 meters) chord of said curve bears North 75°31' East 698.99 feet (213.05 meters); thence North 69°37' East 319.79 feet (97.47 meters), Northeasterly along the arc of a 1650.00 foot (502.92 meter) radius curve to the right (717.07 feet (218.56 meters) chord of said curve bears North 82°04' East 711.44 feet (216.85 meters); thence South 85°29' East 1909.10 feet (581.89 meters), Northeasterly along the arc of a 5800.00 foot (1767.84 meter) radius curve to the left 1506.63 feet (459.22 meters) chord of said curve bears North 87°04'30" East 1502.39 feet (457.93 meters); thence North 79°38' East 1087.93 feet (331.60 meters), Southeasterly along the arc of a 2850.00 foot (868.68 meter) radius curve to the right 1227.33 feet (374.09 meters) chord of said curve bears South 88°01'47" East 1217.68 feet (371.20 meters); thence South 00°09'16" East 1106.86 feet (337.37 meters) leaving the Southerly line of the Right-of-Way; thence South 89°08'55" East along section line 1311.74 feet (399.82 meters) to the Northwest corner of Section 25; thence North 00°05'16" East along the section line 495.08 feet (150.90 meters) to the South boundary of the Right-of-Way line of the Denver and Rio Grande Railroad; thence South 60°23'31" East along said right-of-way 1521.50 feet (463.75 meters); thence South 00°09'28" West 603.76 feet (184.03 meters); thence South 89°46'27" East 693.09 feet (211.25 meters); thence South 00°13'33" West 150.00 feet (45.72 meters); thence South 89°46'27" East 630.10 feet (192.05 meters); thence South 00°13'33" West 558.03 feet (170.09 meters); thence South 89°12'00" East 318.60 feet (97.11 meters); thence South 00°13'00" East 95.51 feet (29.11 meters); thence South 89°12'00" East 74.00 feet (22.56 meters); thence South 00°13'00" East 449.49 feet (137.00 meters); thence South 89°15'00" East 1652.60 feet (503.71 meters); thence South 62°35'00" East 657.30 feet (200.35 meters); thence South 00°11'26" West along section line 225.00 feet (66.58 meters) to the point of beginning. A portion of the above described also described as Lots 1 through 24, inclusive, Soldier Summit Townsite.

#### ALSO:

Beginning at a point East 2670.7 feet from the West quarter of Section 30, Township 10 South, Range 8 East, Salt Lake Meridian; thence South 00°30'38" West 1243.55 feet; thence along an arc of a 2964.78 foot radius curve to the left 690.08 feet (chord bears: North 24°52'28" West); thence North 31°33'27" West 714.98 feet; thence North 89°20'27" East 674.64 feet; thence North 65°23'25" East 1.03 feet to the beginning.

All of the above descriptions LESS AND EXCEPTING the following:

Beginning at the Northeast corner of Lot 4, Block 55, Addition to Soldier Summit, Utah, said corner of Lot 4 being South 00°13'33" West along the center section line 1072.02 feet and North 89°46'27" West 172.00 feet from the North quarter corner of Section 25, Township 10 South, Range 7 East, Salt Lake Base and Meridian and running thence North 89°46'27" West 99.90 feet; thence South 00°10'03" West along the line of an existing fence produced Northerly along said existing fence line 133.70 feet to a fence corner; thence South 89°51'24" East along an existing fence line and beyond 99.76 feet; thence North 00°13'33" East 133.56 feet to the point of beginning.

ALSO LESS Lot 1, Block 55, Soldier Summit Survey.

ALSO LESS Lot 24, Block 54, Soldier Summit Survey.

ALSO LESS Lots 1 and 2, Block 51, Soldier Summit Survey.

ALSO LESS Lots 4 and 5, Block 56, Soldier Summit Survey.

ALSO LESS Blocks 7, 8, 13 and 14, Soldier Summit Survey.

ALSO LESS the South half of the Southwest quarter of Section 25, Township 10 South, Range 7 East, Salt Lake Base and Meridian.

ALSO LESS any portion thereof, lying within Soldier Summit Subdivision, Plat "C" and "D".

ALSO LESS AND EXCEPTING the following: Commencing North 73.240 feet, and West 5283.770 feet, and South 89°12'21" East 1980.00 feet from the East quarter corner of Section 21, Township 10 South, Range 7 East, Salt Lake Base and Meridian; thence South 89°12'21" East 1143.013 feet; thence South 79°53'32" West 1160.922 feet along the North line of Highway 6; thence North 219.582 feet to the point of beginning.

ALSO LESS AND EXCEPTING the following: Commencing North 13.860 feet; thence West 999.90 feet from the East quarter corner of Section 21, Township 10 South, Range 7 East, Salt Lake Base and Meridian; thence North 89°12'21" West 654.280 feet; thence North 89°12'21" West 285.290 feet; thence South 79°10'31" East along the North line of Highway 6 for a distance of 959.910 feet; thence North 01°08'51" West 167.290 feet to the point of beginning.

ALSO LESS AND EXCEPTING the following: Beginning at the Southeast corner of Section 24, Township 10 South, Range 7 East, Salt Lake Meridian and running thence North 88°44'30" West 797.85 feet; thence North 00°11'26" East 899.29 feet; thence North 89°57'02" West 1,836.86 feet; thence North 00°02'57" West 401.60 feet; thence South 89°57'02" East 2,635.57 feet; thence South 00°11'26" West 1,317.73 feet to the point of beginning.

ALSO LESS AND EXCEPTING all oil, gas or mineral rights.

TOGETHER WITH an easement to construct, reconstruct, operate and maintain a water line over, under and/or across the Southern twenty (20) feet of Lot 85, Plat "D", Soldier Summit Estates Subdivision.

#### Exhibit B

The following described water registered with the State of Utah Division of Water Rights: A portion of Water User Claim No. 51-3524 for the stock watering of 331 ELUs; a portion of Water User Claim No. 51-3569 for the stock watering of 331 ELUs; a portion of Water User Claim No. 91-2426 for the stock watering of 355 ELUs; a portion of Water User Claim No. 91-2427 for the stock watering of 355 ELUs and a portion of Water User Claim No. 91-2428 for the stock watering of 589.3 ELUs.

The following water rights registered with the State of Utah Division of Water Rights: A portion of Water User Claim No. 91-2211 consisting of 0.1885 cfs for the irrigation of 85 acres; a portion of Water User Claim No. 91-194 consisting of 0.1885 cfs for the irrigation of 58.42 acres; a portion of Water User Claim No. 91-2197 consisting of 0.65 cfs for the irrigation of 6 acres; a portion of Water User Claim No. 91-228 consisting of 0.65 cfs for the irrigation of 6 acres; a portion of Water User Claim No. 91-2421 for the stock watering of 213 ELUs; a portion of Water User Claim No. 91-2212 for the stock watering of 213 ELUs; a portion of Water User Claim No. 51-3571 for the stock watering of 331 ELUs and a portion of Water User Claim No. 51-3525 for the stock watering of 331 ELUs.

# ENT 120163:2019 PG 8 of 9 WATER RIGHTS ADDENDUM TO LAND DEEDS

Grantor	: (Preston E Allred & Kami D Allred) AND (Dustin M. Allred & Hailey S. Allred)	
Grantee	Darin Dewsnup and Melanie Dewsnup	
Tax ID	Number(s): SEE ATTACHED	_
Grante	nection with the conveyance of the above referenced parcel(s), Grantor hereby convey e without warranty, except for a warranty of title as to all claiming title by or through	
the followers	owing interests in water and/or makes the following disclosures: one box only Proceed	to Section
		Α
	ally a portion of Grantor's water rights are being conveyed.	В
	ty Recorder should forward a copy of this form to the Utah Division of Water Rights if Box 1 or 2 above is water rights are being conveyed.	
		C C
Cl4!	<u> </u>	tant Notes
Section		other side)
A	The water right(s) being conveyed include Water Right No(s). 91-2212, 91-228, 91-2421, 91-2426, 91-2427, 91-2428, 51-3524, 51-3525, 51-3569, 51-3571	N1
Ì	along with all applications pertaining to the water right(s) listed in this Section A,	N2
	and all other appurtenant water rights. (Proceed to Section C)	N3
В	Only the following water rights are being conveyed: (check all boxes that apply)	N1
	All of Water Right No(s).	N4
	acre-feet from Water Right No for: families;	N5
	acres of irrigated land; stock water for Equivalent Livestock Units;	
	and/or for the following other uses	
İ	acre-feet from Water Right No for: families;	N5
ľ	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)	N2
C	Disclosures by Grantor: (check all boxes that apply)	
	Grantor is endorsing and delivering to Grantee stock certificates for share(s) of	N6
l	stock in the following water company:	
	Culinary water service is provided by:	N7
	Outdoor water service is provided by:	N8
li	There is no water service available to Grantor's Parcel(s).	N9
	Other water related disclosures:	N10
]		
	Attach and sign additional copies of this form if more space is needed.	
een ass	ersigned acknowledge sole responsibility for the information contained herein even though the isted by employees of the Utah Division of Water Rights, real estate professionals, or other proj o the extent that title insurance or a legal optnion concerning such information is obtained.	
antor	's Signature: Tiley Alled Kusti m. after The Man The	Attal
	's Acknowledgment of Receipt: Da Deus Deus melanie Dewsnup	
	's Mailing Address: 14352 South 6600 West Herriman, Utah 84096	
	GRANTEE MUST KEEP A CURRENT ADDRESS ON FILE WITH THE UTAH DIVISION OF WATE	R RIGHTS

## **Utah County Tax ID Number(s):**

32-118-0001

32-111-0030

32-112-0004

32-112-0007

32-112-0008

32-112-0009

32-112-0012

32-112-0013

32-113-0001

32-113-0003

32-113-0004

## Wasatch County Tax ID number(s):

00-0007-1014

00-0007-1022

00-0021-0799