

12520391
4/21/2017 3:34:00 PM \$15.00
Book - 10550 Pg - 1354-1355
Gary W. Ott
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 2 P.

Recording Requested by:
First American Title Insurance Company
National Commercial Services
215 South State Street, Ste. 380
Salt Lake City, UT 84111
(801)536-3100
AFTER RECORDING RETURN TO:
Kevin P Gates
5170 South Highland Drive
Holladay, UT 84117

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

WARRANTY DEED

Escrow No. **NCS-830515-SLC1 (ami)**
A.P.N.: **28-12-177-015-0000**

John Despain and his successors, Trustee of the John Despain Living Trust under Declaration of Trust dated July 23, 2001; and John G. Despain a/k/a John Despain, Grantor, of **Florence, Florence County, State of OR**, hereby CONVEY AND WARRANT to

Kevin P Gates, Grantee, of **Holladay, Salt Lake County, State of UT**, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Salt Lake County, State of Utah**:

PARCEL 1:

BEGINNING AT A POINT NORTH 89°52'27" EAST 1734.05 FEET ALONG THE SECTION LINE AND NORTH 3°00'00" EAST 907.60 FEET FROM THE WEST QUARTER CORNER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 86°00'00" WEST 140.27 FEET; THENCE NORTH 03°00'00" EAST 179.82 FEET TO THE CENTERLINE OF SAID LITTLE COTTONWOOD CREEK; THENCE SOUTH 84°09'44" EAST 85.01 FEET ALONG THE CENTERLINE OF SAID LITTLE COTTONWOOD CREEK TO THE SOUTHWEST CORNER OF ROLA ACRES PHASE 1; THENCE SOUTH 73°37'14" EAST 171.95 FEET ALONG THE SOUTH LINE OF SAID ROLA ACRES PHASE 1 AND BEING THE CENTERLINE OF SAID LITTLE COTTONWOOD CREEK; THENCE SOUTH 89°38'04" EAST 22.09 FEET ALONG THE SOUTH LINE OF SAID ROLA ACRES PHASE 1 AND BEING THE CENTERLINE OF SAID LITTLE COTTONWOOD CREEK; THENCE SOUTH 3°00'00" WEST 106.82 FEET; THENCE SOUTH 67°08'00" WEST 77.00 FEET; THENCE NORTH 86°00'00" WEST 64.73 FEET TO THE POINT OF BEGINNING.

PARCEL 1A:

A (NON-EXCLUSIVE) RIGHT OF WAY 1 ROD (16.5 FEET) WIDE EXTENDING SOUTHERLY TO THE COUNTY HIGHWAY, AS DESCRIBED IN WARRANTY DEED RECORDED APRIL 12, 1973 AS ENTRY NO. 2531787 IN BOOK 3300 AT PAGE 360 OF OFFICIAL RECORDS, THE WEST LINE OF WHICH IS DESCRIBED AS FOLLOWS:


BEGINNING AT A POINT 105.1 RODS EAST OF THE WEST QUARTER CORNER OF SAID SECTION 12; AND RUNNING THENCE NORTH 3° EAST 906.76 FEET.

TOGETHER WITH ALL WATER RIGHTS APPURTENANT TO OR USED IN CONNECTION WITH THE ABOVE-REFERENCED REAL PROPERTY, AND ALL INTERESTS OF GRANTOR, INCLUDING A 2% INTEREST IN .25 cfs, IN THE SOUTH DESPAIN DITCH, LITTLE COTTONWOOD CREEK, WATER RIGHT NO. 57-9001, AS IDENTIFIED IN THE OFFICE OF THE UTAH DIVISION OF WATER RIGHTS, AND IN THE WATER RIGHTS AWARDED IN PARAGRAPH #28 OF THE DECREE IN UNION & EAST JORDAN IRR. v. RICHARDS IRR. CO., ET AL., CASE NO. 4802, THIRD DISTRICT COURT, SALT LAKE COUNTY, UTAH (C.W. MORSE, JUDGE, JUNE 16, 1910), TOGETHER WITH ALL EASEMENTS AND RIGHTS OF WAY APPURTENANT THERETO OR USED IN CONNECTION THEREWITH, INCLUDING STREAM CHANNELS, DITCHES, AND CANALS.


Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year **2017** and thereafter.

Witness, the hand(s) of said Grantor(s), this 4-21-17.

John Despain Living Trust under Declaration of Trust dated July 23, 2001



John Despain, Trustee



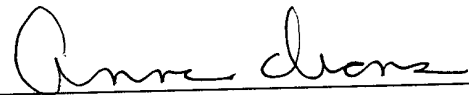
John G. Despain, a/k/a John Despain

STATE OF Utah)
County of Salt Lake) ss.

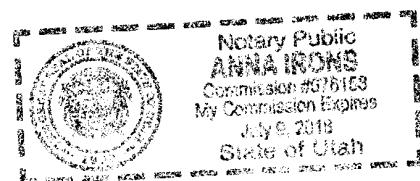
On 4-21-17, before me, the undersigned Notary Public, personally appeared **John Despain Trustee of the John Despain Living Trust under Declaration of Trust dated July 23, 2001; and John G. Despain a/k/a John Despain**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:



Notary Public



WHEN RECORDED MAIL TO GRANTEE:
9715 South 3775 East
Sandy, UT 84092
File No. 1804069

12767941
5/7/2018 4:25:00 PM \$13.00
Book - 10672 Pg - 3040-3041
ADAM GARDINER
Recorder, Salt Lake County, UT
1ST LIBERTY TITLE LC
BY: eCASH, DEPUTY - EF 2 P.

**WARRANTY DEED
WITH
QUITCLAIM DEED**

PORTOFINO HOLDINGS, LLC

Grantor(s) of Salt Lake County, State of Utah, hereby CONVEY and WARRANT to

KEVIN GATES

Grantee, of Salt Lake County, for the sum of TEN AND NO/100 DOLLARS, and other good and valuable consideration, the following described tract of land in Salt Lake County, State of Utah:

Commencing at a point 105.1 rods East and North 3° East 820.05 feet from the West quarter corner of Section 12, Township 3 South, Range 1 East, Salt Lake Base and Meridian and running thence South 87°00' East 237.1 feet, thence South 43°35' East 45.0 feet, thence North 21°26' East 253 feet more or less to the center line of Little Cottonwood Creek, thence North-Westerly along the center line of said creek 220 feet more or less to the North East corner of Clarence L. and Laura S. Giles property, thence South 3° West 131.14 feet, thence South 67°08' West 77 feet, thence North 86° West 64.73 feet, thence South 3° West 86.51 feet to the place of beginning.

Together with a 1 rod right-of-way the West and North line of which is described as follows:

Commencing 105.1 rods East of the West quarter corner of the aforementioned Section 12, thence North 3° East 906.76 feet, thence South 86° East 64.73 feet, thence North 67° 08' East 77.0 feet, thence South 87° East 186.0 feet.

Tax I.D.#: 28-12-179-001

SUBJECT TO:

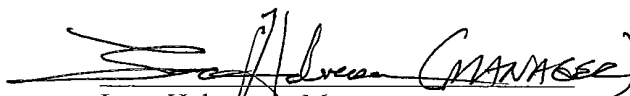
1. Taxes for the year 2018 and all subsequent years.
2. Covenants, Conditions, Restrictions, Easement and rights of way of record or enforceable in law or equity.
3. All applicable zoning laws and ordinances.

GRANTOR further quitclaims to GRANTEE, for the sum of TEN AND NO/100 Dollars and other good and valuable consideration, all water rights appurtenant to, associated with, or used in connection with the above-referenced real property, including but not limited to: Water Right No. 57-10382, as identified in the Office of the Utah Division of Water Rights, for 6.35 acre-feet per year of water in the South Despain Ditch primary water right, as a four one-hundredths (4/100) of the South Despain Ditch primary right in the water rights awarded in the Decree in *Union & East Jordan Irr. v. Richards Irr. Co., et al.*, Case No. 4802, Third District Court, Salt Lake County, Utah (C.W. Morse, Judge, June 16, 1910), together with a perpetual easement and right-of-way over tracts of land deeded November 1, 1973, from Melva Butler Smith, grantor, to Charles D. Despain, Leah Despain, Emma A. Butler, Helen Rae Butler, and Perry Butler, grantees, to operate and maintain the existing culinary water pipe system and for conveyance of irrigation water, as described in that Warranty Deed, dated November 1, 1973, and recorded in the office of the Salt Lake County Recorder, State of Utah, on November 21, 1973, as Entry No. 2583469, in Book 3462, at Page 292.

GRANTOR represents and warrants that GRANTOR has not conveyed the above-referenced water rights prior to this conveyance.

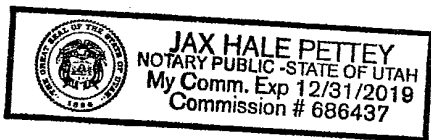
DATED: 04/26/18


PORTOFINO HOLDINGS, LLC


Lane Halverson, Manager

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

On 04/26/18, personally appeared before me PORTOFINO HOLDINGS, LLC, the signer(s) of the within instrument, who duly acknowledged to me that he executed the same.




NOTARY PUBLIC
Residing at Salt Lake County

MAIL TAX NOTICES TO:
9709 South 3775 East
Sandy, UT 84092
File No. 2009046

13511077
12/23/2020 2:58:00 PM \$40.00
Book - 11087 Pg - 2030-2031
RASHELLE HOBBS
Recorder, Salt Lake County, UT
1ST LIBERTY TITLE LC
BY: eCASH, DEPUTY - EF 2 P.

WARRANTY DEED

PORTOFINO HOLDINGS, LLC

Grantor(s) of Salt Lake County, State of Utah, hereby CONVEY and WARRANT to

KEVIN P. GATES

Grantee, of Salt Lake County, grantee(s), for the sum of TEN AND NO/100 -- DOLLARS, and other good and valuable consideration, the following described tract of land in Salt Lake County, State of Utah:

Parcel 1:

Commencing 105.1 rods East and North 3° East 490.05 feet and south 87° East 455.8 feet and North 3° East 230 feet from the West quarter corner of Section 12, Township 3 South, Range 1 East, Salt Lake Meridian; and running thence North 87° West 113 feet; thence North 43°35' West 52.5 feet; thence North 13°10' east 266.2 feet, more or less, to the center of Little Cottonwood Creek; thence Southeasterly along said creek 106.7 feet, more or less to a point which is North 3° East from the point of beginning, thence South 3° West 258 feet, more or less to the point of beginning.

Parcel 1A:

Together with the following described 1 rod right of way the West and North lines of which is described as: commencing at a point 105.1 rods East of the West quarter corner of said Section 12, and running thence North 3° East 906.76 feet; thence South 86° East 64.73 feet, North 67°08' East 77 feet; thence South 87° East 208 feet to the West line of the above described tract.

Parcel 1B:

Together with a 1 rod right of way, the West and North line of which is described as follows: commencing 105.1 rod East of the West quarter corner of said Section 12, thence North 03° East 490.05 feet; thence South 87° East 432.8 feet; thence North 03° East 230 feet; thence South 87° East 96.5 feet.

Less and excepting from the above described right of way any portion lying within lots 1, 2, 3 and 4, Little Cottonwood East Subdivision, according to the official plat thereof on file and of record in the Salt Lake County Recorder's Office.

Parcel 1C:

Together with a right of way described as follows:

Beginning at a point North 89°52'27" East 1734.83 feet and North 03°01'56" East 489.69 feet from the west¼ corner of Section 12, Township 3 South, Range 1 East, Salt Lake Base And Meridian, said point being the Northwest corner of Little Cottonwood East Subdivision and running thence North 03°00' East 155.00 feet along the West line of Grantor's land, thence South 87°00' East 432.8 feet along the North line Grantor's land, thence South 03°00' West 16.5 Feet along the East line of Grantor's land; thence North 87°00' West 416.3 feet; thence South 03°00' West 138.5 feet; thence North 87°00' West 16.5 feet to the point of beginning.

Parcel 1D:

Together with a perpetual easement and right of way of operate and maintain the existing culinary water pipe system and for conveyance of irrigation water.

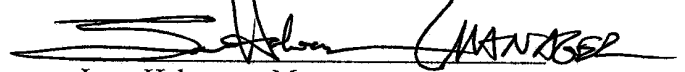
Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year 2013 and thereafter.

Tax I.D.#: 28-12-179-005

- SUBJECT TO: 1. Taxes for the year 2020 and all subsequent years.
2. Covenants, Conditions, Restrictions, Easement and rights of way of record or enforceable in law or equity.
3. All applicable zoning laws and ordinances.

DATED: 12/22/2020

PORTOFINO HOLDINGS, LLC


Lane Halversen, Manager

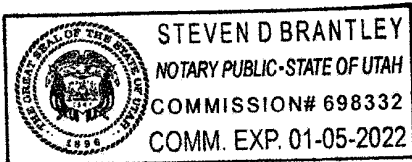
STATE OF UTAH)

: ss.

COUNTY OF SALT LAKE)

B 12/22/2020

On 12/20, personally appeared before me LANE HALVERSEN, Manager of PORTOFINO HOLDINGS, LLC, the signer(s) of the within instrument, who duly acknowledged to me that he executed the same.




NOTARY PUBLIC