

NT-123831  
When Recorded Mail To:  
Trevor Booth  
709 South 300 West  
Providence, UT 84332

## RESPA WARRANTY DEED

**David E. Rowlette and Wendy L. Rowlette, husband and wife, as joint tenants and not as tenants in common, with full rights of survivorship**

Grantor(s) of Logan, County of Cache, State of Utah, hereby *CONVEY AND WARRANT* to

**Epic Breakroom Solutions, LLC**, a Utah Limited Liability Company

Grantee(s) of Providence, County of Cache, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the following described tract of land in Cache County, State of UT:

A portion of the NW1/4 of Section 17, Township 11, North, Range 1 East, Salt Lake Base & Meridian, Logan, Utah, more particularly described as follows:

Beginning at a point on the west right-of-way line of 1200 West Street, located N1°01'22"W along the line between Logan City GIS monument LC-376 & a Right-of-way Marker and West 6.12 feet from the Logan City GIS monument LC-376, said point also being located by record as North (measured: N0°24'00"W) along the Section line 148.50 feet (measured: 148.38 feet) and West 16.50 feet from the calculated position of the Center 1/4 Corner of Section 17, T11N, R1E, SLB&M; thence along a fence the following 3 (three) courses and distances: S88°43'00"W 165.00 feet; thence N0°04'00"E 79.60 feet to a CRS rebar and cap (found); thence S89°28'00"W 52.00 feet to the south end of an agreed upon boundary line; thence along said boundary line the following 2 (two) courses and distances: N0°10'00"E 251.00 feet to an angle point in a fence; thence along said fence the following 3 (three) courses and distances: N49°15'00"W 41.00 feet; thence N40°40'00"E 165.00 feet; thence S73°10'00"E 144.26 feet to the westerly right-of-way of 1200 West Street; thence S0°24'00"E along said right-of-way 436.57 feet to the point of beginning.

03-005-0026 part

Subject to easements, declarations of covenants and restrictions, rights of way of record, and taxes for the current year and thereafter.

Witness, the hand(s) of said Grantor(s), this June 7, 2023

*David E. Rowlette*

David E. Rowlette

*Wendy L. Rowlette*

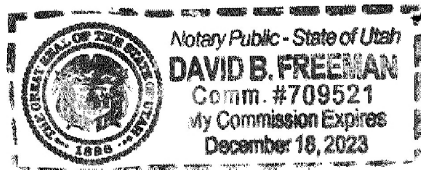
Wendy L. Rowlette

State of UT )  
County of Cache )§

On June 7, 2023, before me the undersigned, a Notary Public, personally appeared David E. Rowlette and Wendy L. Rowlette, the signers of the within instrument, who duly acknowledged to me that they executed the same.

*David B. Freeman*

Notary Public



**WATER RIGHTS ADDENDUM TO LAND DEEDS**

Grantor: David E. Rowlette and Wendy L. Rowlette  
 Grantee: Epic Breakroom Solutions, L.L.C  
 Tax ID Number(s): 03-005-0026

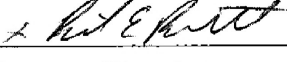
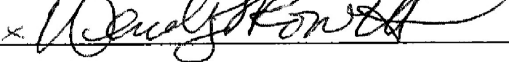
**In connection with the conveyance of the above referenced parcel(s), Grantor hereby conveys to Grantee without warranty, except for a warranty of title as to all claiming title by or through Grantor, the following interests in water and/or makes the following disclosures:**

- 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)

<b>A</b>	The water right(s) being conveyed include Water Right No(s). <u>25-6357</u> 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>	N1  N2 N3
<b>B</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. <i>(Proceed to Section C)</i>	N1 N4 N5  N5  N2
<b>C</b>	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: \_\_\_\_\_  
 Grantee's Mailing Address: \_\_\_\_\_

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

**WATER RIGHTS ADDENDUM TO LAND DEEDS**

Grantor: David E. Rowlette and Wendy L. Rowlette

Grantee: Epic Breakroom Solutions, L.L.C

Tax ID Number(s): 03-005-0026

**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

Important Notes  
(see other side)

**Section**

<b>A</b>	The water right(s) being conveyed include Water Right No(s). <u>25-6357</u> 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>	N1  N2 N3
<b>B</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. <i>(Proceed to Section C)</i>	N1 N4 N5  N5  N2
<b>C</b>	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: \_\_\_\_\_

Grantee's Mailing Address: 195 W. 1700 S. Bldg 26 Unit 107 Logan UT 84321

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