

Mail Recorded Deed and Tax Notice To:
Phase One Properties, L.L.C., a Utah limited liability company
163 South 200 East
American Fork, Utah 84003

ENT186655:2021 PG 1 of 4
Andrea Allen
Utah County Recorder
2021 Nov 03 09:17 AM FEE 40.00 BY IP
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED



File No.: 137952-KIU

WARRANTY DEED

Jeffrey D. Zeeman and Terrie Lynn Zeeman, husband and wife as joint tenants

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

Phase One Properties, L.L.C., a Utah limited liability company

GRANTEE(S) of Payson, 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:

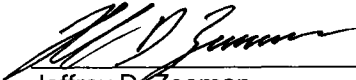
SEE EXHIBIT A and WATER RIGHTS ADDENDUM TO LAND DEEDS ATTACHED HERETO

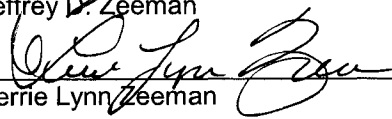
TAX ID NO.: 30-084-0116 and 30-084-0117 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

[Signature on following page]

Dated this 28th day of October, 2021.


 Jeffrey D. Zeeman


 Terrie Lynn Zeeman

STATE OF UTAH

COUNTY OF UTAH

On this 28th day of October, 2021, before me, personally appeared Jeffrey D. Zeeman, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.

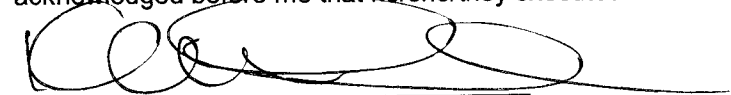

 Notary Public



STATE OF UTAH

COUNTY OF UTAH

On this 28th day of October, 2021, before me, personally appeared Terrie Lynn Zeeman, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.


 Notary Public

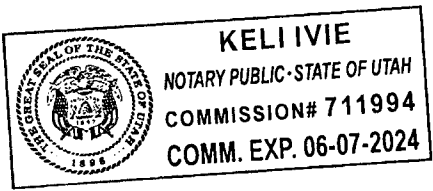


EXHIBIT A
Legal Description

PARCEL 1:

BEGINNING AT A POINT LOCATED SOUTH 00°29'00" EAST ALONG SECTION LINE 909.08 FEET AND EAST 759.14 FEET FROM THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 13°15'00" EAST, A DISTANCE OF 110.11 FEET; THENCE SOUTH 31°45'00" EAST, A DISTANCE OF 19.80 FEET; THENCE SOUTH 76°45'00" EAST, A DISTANCE OF 86.00 FEET; THENCE ALONG THE ARC OF A 300.00 FOOT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 14°02'45" FOR 73.45 FEET (CHORD BEARS SOUTH 83°46'22" EAST 73.36 FEET); THENCE NORTH 89°12'15" EAST, A DISTANCE OF 176.68 FEET; THENCE SOUTH A DISTANCE OF 60.01 FEET; THENCE SOUTH 89°12'15" WEST, A DISTANCE OF 368.99 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

BEGINNING AT A POINT WHICH LIES SOUTH 542.53 FEET FROM THE NORTH 1/4 CORNER OF SECTION 29, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 88°59'59" WEST 28.28 FEET; THENCE SOUTH 2°17'59" WEST 16.82 FEET TO AN EXISTING FENCE; THENCE ALONG EXISTING FENCES THE FOLLOWING FOUR (4) COURSES TO WIT: SOUTH 88°50'54" WEST 618.92 FEET, (2) SOUTH 88°36'26" WEST 268.26 FEET, (3) SOUTH 88°08'01" WEST 387.10 FEET, (4) SOUTH 89°53'15" WEST 209.90 FEET; THENCE SOUTH 331.38 FEET TO A POINT IN AN EXISTING FENCE; THENCE ALONG EXISTING FENCES THE FOLLOWING SIX (6) COURSES TO WIT: (1) NORTH 89°12'15" EAST 108.88 FEET, (2) NORTH 89°09'57" EAST 98.11 FEET, (3) NORTH 0°24'16" WEST 0.70 FEET, (4) NORTH 88°40'26" EAST 529.72 FEET, (5) SOUTH 1°14'21" EAST 1.73 FEET (6) NORTH 88°34'40" EAST 215.17 FEET; THENCE NORTH 0°39'53" WEST 10.81 FEET; THENCE NORTH 89°00'00" EAST 561.25 FEET; THENCE NORTH 340.55 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF THE FOLLOWING DESCRIBED TRACT OF LAND, DISCLOSED BY THAT CERTAIN QUIT CLAIM DEED RECORDED SEPTEMBER 30, 2020 AS ENTRY NO. 151944:2020 IN THE UTAH COUNTY RECORDER'S OFFICE, TO-WIT:

COMMENCING SOUTH 543.02 FEET AND WEST 28.28 FEET FROM THE NORTH QUARTER CORNER OF SECTION 29, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 88°59'59" EAST 28.28 FEET; THENCE SOUTH 16.73 FEET; THENCE SOUTH 88°50'55" WEST 28.95 FEET; THENCE NORTH 02°17'59" EAST 16.83 FEET TO THE BEGINNING.

WATER RIGHTS ADDENDUM TO LAND DEEDS

Grantor: Jeffrey D. Zeeman and Terrie Lynn Zeeman
 Grantee: Phase One Properties LLC, a Utah limited liability company
 Tax ID Number(s): 30-084-0116 and 30-084-0117

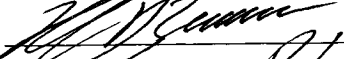
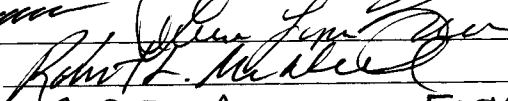
In connection with the conveyance of the above referenced parcel(s), Grantor hereby conveys to Grantee without warranty, except for a warranty of title as to all claiming title by or through Grantor, the following interests in water and/or makes the following disclosures:

- 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 | | |
|---|---|----------|
| A | The water right(s) being conveyed include Water Right No(s). _____ | N1 |
| | _____ 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) | 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 |
| C | <input checked="" type="checkbox"/> 693 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 <u>21 residential lots</u> . | N5 |
| | 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) | |
| | <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: 163 S. 200 E. American Fork UT 84003

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

Mail Tax Notice To:
Phase One Properties, LLC
a Utah limited liability company
163 South 200 East
American Fork, UT 84003

QUIT-CLAIM DEED

Jeffrey D. Zeeman and Terrie Lynn Zeeman, *Grantors*, hereby QUITCLAIMS to **Phase One Properties, L.L.C. Grantee**, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following described tracts of land in Utah County, State of Utah:

Beginning at a point located South 0°29'00" East along section line 572.30 feet and East 1260.18 feet from the Northwest Corner of Section 29, Township 9 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°53'15" East 80.66 feet; thence North 88°08'01" East 187.72 feet; thence along the southerly boundary of Springside Meadows Residential Subdivision Plat "N" the following two courses and distances: 1) North 88°08'01" East 199.35 feet, and 2) North 88°46'33" East 887.18 feet; thence North 88°50'55" East 42.20 feet; thence along a fence line the following four courses and distances: 1) South 1°32'18" West 332.26 feet, 2) South 89°05'42" West 163.33 feet, 3) South 0°03'19" East 327.93 feet, and 4) South 0°40'49" East 322.32 feet; thence South 88°55'41" West 365.79 feet; thence South 88°10'21" West 243.30 feet; thence North 1°05'28" West 651.35 feet; thence South 88°40'26" West 529.73 feet; thence South 0°24'16" East 0.70 feet; thence South 89°09'57" West 70.68 feet; thence North 1°13'27" West 329.81 feet to the point of beginning.
Area = 19.682 Acres

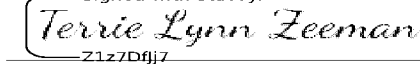
Parcel Tax Ids: 30:084:0123, 30:084:0067, 30:084:0065, 30:084:0068

WITNESS the hand of said *Grantors*, this 21st day of April, 2023.

Signed with Stavvy:

4nObNFNjP

Jeffrey D. Zeeman

Signed with Stavvy:

Z1z7Dfj7

Terrie Lynn Zeeman

STATE OF UTAH)

: ss.

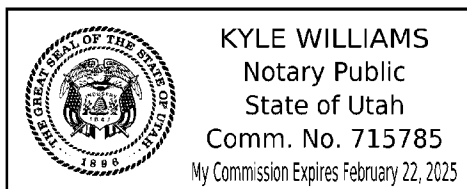
COUNTY OF UTAH)

On the 21st day of April, 2023, personally appeared before me Jeffrey D. Zeeman and Terrie Lynn Zeeman, the signers of the foregoing instrument, who duly acknowledged to me that they executed the same.

Signed with Stavvy:

1Y71NCNav

Notary Public



Notarized remotely via audio/video communication using Stavvy

COURTESY RECORDING ONLY
Cottonwood Title disclaims any liability as to the condition of title and as to the content, validity, or effects of this document.

Mail Recorded Deed and Tax Notice To:
Phase One Properties, L.L.C., a Utah limited liability company
163 South 200 East
American Fork, UT 84003



File No.: 137951-MYU

WARRANTY DEED

Helena Zeeman and Lynette Bradford, Co-Conservators for John Darrell Zeeman*, who took title as Darrell Zeeman

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

Phase One Properties, L.L.C., a Utah limited liability company

GRANTEE(S) of American Fork, 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

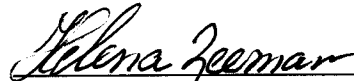
TAX ID NO.: 30-084-0065 (for reference purposes only)

SUBJECT TO: Property taxes for the year 2022 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

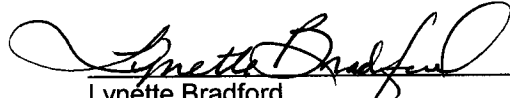
*According to the attached Letters of Guardianship and Conservatorship, filed in the Fourth Judicial District Court, Utah County, State of Utah as Case No. 213401029.

[Signature on following page]

Dated this 10th day of January, 2022.



Helena Zeeman
Co-Conservator for John Darrell Zeeman

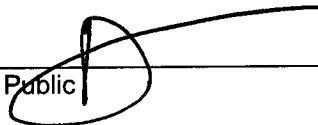


Lynette Bradford
Co-Conservator for John Darrell Zeeman

STATE OF UTAH

COUNTY OF UTAH

On this 10th day of January, 2022, before me, personally appeared Helena Zeeman and Lynette Bradford, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.

Notary Public 

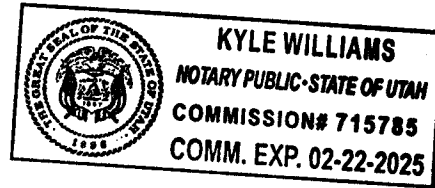


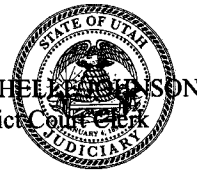
EXHIBIT A
Legal Description

BEGINNING AT A POINT WHICH LIES SOUTH 1548.03 FEET AND WEST 375.32 FEET, ACCORDING TO UTAH COORDINATE BEARINGS, CENTRAL ZONE, FROM THE NORTH ONE QUARTER CORNER OF SECTION 29, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 01°05'28" WEST 337.24 FEET; THENCE WEST 111.42 FEET; THENCE NORTH 01°05'28" WEST 308.78 FEET; THENCE NORTH 88°34'40" EAST 340.13 FEET; THENCE SOUTH 00°03'19" EAST 327.94 FEET; THENCE SOUTH 00°40'49" EAST 322.29 FEET; THENCE SOUTH 88°55'41" WEST 220.48 FEET TO THE POINT OF BEGINNING.

The Order of the Court is stated below:

Dated: January 04, 2022
09:05:39 AM

/s/ RACHELLE WILSON
District Court Clerk



ENT4274:2022

PG 4 of 4

JASON M. WHITE, NO. 12277
DANIEL B. EYRE, NO. 17207
3610 N. University Avenue, Suite 275
Provo, Utah 84604
Telephone: (801) 477-1546
Fax: (801) 228-2402
jwhite@jasonwhitelaw.com

Attorneys for Petitioners

IN THE FOURTH JUDICIAL DISTRICT COURT
UTAH COUNTY, STATE OF UTAH
137 N. Freedom Boulevard, Provo, Utah 84601

IN THE MATTER OF GUARDIANSHIP
AND CONSERVATORSHIP OF:

JOHN DARRELL ZEEMAN,

An Incapacitated Adult.

**LETTERS OF GUARDIANSHIP
AND CONSERVATORSHIP**

Case No. 213401029
Judge Anthony Howell

HELENA ZEEMAN and LYNETTE BRADFORD were duly appointed and qualified as Co-Guardians of the person and Co-Conservators of the estate of the above-named incapacitated person on the 3rd day of January 2022, by the Court, with all authority pertaining thereto.

These Letters are issued to evidence the appointment, qualification, and authority of the above-named Co-Guardians and Co-Conservators.

[ORDER IS SIGNED WHEN ELECTRONICALLY STAMPED BY THE COURT ON THE FIRST PAGE]