

Warranty Deed Page 1 of 9
Gary Christensen Washington County
Recorder
01/07/2021 04:51:57 PM Fee \$40.00 By
SOUTHERN UTAH TITLE COMPANY

When recorded mail deed and tax notice to:

Western States Ventures SG, LLC, a Utah
limited liability company
2265 E. Murray Holladay Rd.
Salt Lake City, UT 84117



**SOUTHERN UTAH
TITLE COMPANY**
"Doing good Deeds for over 70 years"
sutc.com

Order No. 212365 - TW
Tax I.D. No. H-3399-I and H-3399-B

Space Above This Line for Recorder's Use

WARRANTY DEED

Toquerville Enterprises, LLC, a Nevada Limited Liability Company, grantor(s), of Las Vegas, County of Clark, State of Nevada, hereby **CONVEY and WARRANT to**

Western States Ventures SG, LLC, a Utah limited liability company, grantee(s) of Salt Lake City, County of Salt Lake, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Washington County, State of Utah:

See Attached Exhibit "A"

See Water Rights Addendum to Land Deeds attached hereto and made a part hereof

TOGETHER WITH all improvements and appurtenances there unto belonging, and being SUBJECT TO easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

WITNESS the hand(s) of said grantor(s), this 7 day of January, 2021.

Toquerville Enterprises, LLC, a Nevada Limited Liability Company

By: [Signature]
Vyonne S. Mendenhall, Manager

By: _____
Jerald M. Spilsbury, Manager

See attachment for notary acknowledgment.

When recorded mail deed and tax notice to:
Western States Ventures SG, LLC, a Utah
limited liability company
2265 E. Murray Holladay Rd.
Salt Lake City, UT 84117



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Space Above This Line for Recorder's Use

WARRANTY DEED

Toquerville Enterprises, LLC, a Nevada Limited Liability Company, grantor(s), of Las Vegas, County of Clark, State of Nevada, hereby **CONVEY** and **WARRANT** to

Western States Ventures SG, LLC, a Utah limited liability company, grantee(s) of Salt Lake City, County of Salt Lake, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Washington County, State of Utah:

See Attached Exhibit "A"

See Water Rights Addendum to Land Deeds attached hereto and made a part hereof

TOGETHER WITH all improvements and appurtenances there unto belonging, and being SUBJECT TO easements, rights of way, restrictions, and reservations of record and those enforceable in law and equity.

WITNESS the hand(s) of said grantor(s), this 7th day of January, 2021.

Toquerville Enterprises, LLC, a Nevada Limited Liability Company

By: Signed in counter part
Yvonne S. Mendenhall, Manager

By: Jerald M. Spilsbury
Jerald M. Spilsbury, Manager

See attachment for notary acknowledgment.

Notary acknowledgment attachment to that certain Warranty Deed executed by Toquerville Enterprises, LLC, a Nevada Limited Liability Company grantor(s), to Western States Ventures SG, LLC, a Utah limited liability company grantee(s)

Order No. 212365
Tax I.D. No. H-3399-I and H-3399-B

STATE OF _____)
:ss.
COUNTY OF _____)

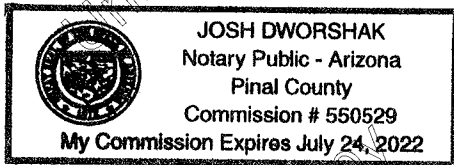
On the _____ day of January, 2021, personally appeared before me, Jerald M. Spilsbury, who being by me duly sworn, did say that he/she is the Manager of Toquerville Enterprises, LLC, a Nevada Limited Liability Company, and that said instrument was signed by him/her in behalf of said limited liability company by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and said Jerald M. Spilsbury acknowledged to me that said limited liability company executed the same.

NOTARY PUBLIC

My Commission Expires:

STATE OF ARIZONA)
:ss.
COUNTY OF PINAL)

On the 6TH day of January, 2021, personally appeared before me, Yvonne S. Mendenhall, who being by me duly sworn, did say that he/she is the Manager of Toquerville Enterprises, LLC, a Nevada Limited Liability Company, and that said instrument was signed by him/her in behalf of said limited liability company by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and said Yvonne S. Mendenhall acknowledged to me that said limited liability company executed the same.



[Signature]
NOTARY PUBLIC

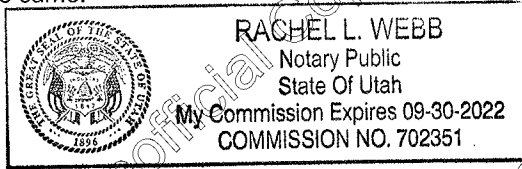
My Commission Expires: 07/24/2022

Notary acknowledgment attachment to that certain Warranty Deed executed by Toquerville Enterprises, LLC, a Nevada Limited Liability Company grantor(s), to Western States Ventures SG, LLC, a Utah limited liability company grantee(s)

Order No. 212365
Tax I.D. No. H-3399-I and H-3399-B

STATE OF UTAH)
)
COUNTY OF Washington) :ss.

On the 7th day of January, 2021, personally appeared before me, Jerald M. Spilsbury, who being by me duly sworn, did say that he/she is the Manager of Toquerville Enterprises, LLC, a Nevada Limited Liability Company, and that said instrument was signed by him/her in behalf of said limited liability company by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and said Jerald M. Spilsbury acknowledged to me that said limited liability company executed the same.



Rachel Webb
NOTARY PUBLIC
My Commission Expires: 9.30.2022

STATE OF _____)
) :ss.
COUNTY OF _____)

On the _____ day of January, 2021, personally appeared before me, Yvonne S. Mendenhall, who being by me duly sworn, did say that he/she is the Manager of Toquerville Enterprises, LLC, a Nevada Limited Liability Company, and that said instrument was signed by him/her in behalf of said limited liability company by authority of statute, its articles of organization or its operating agreement, for the uses and purposes herein mentioned, and said Yvonne S. Mendenhall acknowledged to me that said limited liability company executed the same.

NOTARY PUBLIC

My Commission Expires:

Attachment to that certain Warranty Deed executed by Toquerville Enterprises, LLC, a Nevada Limited Liability Company grantor(s), to Western States Ventures SG, LLC, a Utah limited liability company grantee(s).

Order No. 212365
Tax I.D. No. H-3399-I and H-3399-B

EXHIBIT "A"

Parcel 1:
THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29,
TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE & MERIDIAN.

Parcel 2:
THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29,
TOWNSHIP 42 SOUTH, RANGE 13 WEST, OF THE SALT LAKE BASE & MERIDIAN.

LESS AND EXCEPTING FROM PARCELS 1 AND 2, COPPER ROCK PARKWAY AND 2100
WEST ROADWAY DEDICATION, RECORDED DECEMBER 26, 2018, AS DOC. NO.
20180050579, OFFICIAL WASHINGTON COUNTY RECORDS.

Initials WS

WATER RIGHTS ADDENDUM TO LAND DEEDS

Grantor: Toquerville Enterprises, LLC, a Nevada Limited Liability Company
 Grantee: Western States Ventures SG, LLC, a Utah limited liability company
 Tax ID Number(s): H-3399-I and H-3399-B

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 All of Grantor's water rights used on Grantor's Parcel(s) are being conveyed. Proceed to Section A
- 2 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 No water rights are being conveyed. C
- 4 Water rights are being conveyed by separate deed. C

Important Notes
(see other side)

Section		Important Notes (see other side)
A	The water right(s) being conveyed include Water Right No(s) 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 Rights 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 Shares 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 checked="" 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: Toquerville Enterprises, LLC, a Nevada Limited Liability Company

Yvonne S. Mendenhall, Manager

Jerald M. Spilsbury, Manager

Grantee's Acknowledgment of Receipt: Western States Ventures SG, LLC, a Utah limited liability company

Nathan Brockbank, Manager

Josh Romney, Manager

Grantee's Address: 2265 E. Murray Holladay Rd., Salt Lake City, Utah 84117

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

WATER RIGHTS ADDENDUM TO LAND DEEDS

Grantor: Toquerville Enterprises, LLC, a Nevada Limited Liability Company
 Grantee: Western States Ventures SG, LLC, a Utah limited liability company
 Tax ID Number(s): H-3399-I and H-3399-B

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 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 checked="" 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) 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 Rights 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 checked="" 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 Shares 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 checked="" 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: Toquerville Enterprises, LLC, a Nevada Limited Liability Company

 Yvonne S. Mendenhall, Manager Jerald M. Spilsbury, Manager

Grantee's Acknowledgment of Receipt: Western States Ventures SG, LLC, a Utah limited liability company

 Nathan Brockbank, Manager Josh Romney, Manager

Grantee's Address: 2265 E. Murray Holladay Rd. Salt Lake City, Utah 84117

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

WATER RIGHTS ADDENDUM TO LAND DEEDS

Grantor: Toquerville Enterprises, LLC, a Nevada Limited Liability Company
 Grantee: Western States Ventures SG, LLC, a Utah limited liability company
 Tax ID Number(s): H-3399-J and H-3399-B

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 All of Grantor's water rights used on Grantor's Parcel(s) are being conveyed. Proceed to Section A
 - 2 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 No water rights are being conveyed. C
 - 4 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) 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 Rights 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 Shares 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 checked="" 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: Toquerville Enterprises, LLC, a Nevada Limited Liability Company

Yvonne S. Mendenhall, Manager Jerald M. Spilsbury, Manager

Grantee's Acknowledgment of Receipt: Western States Ventures SG, LLC, a Utah limited liability company

Nathan Brockbank, Manager Josh Romney, Manager

Grantee's Address: 2265 E. Murray Holladay Rd. Salt Lake City, Utah 84117

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 encourage to conduct proper "due diligence" research into any water right before purchasing it.

- N1 Once this Water Rights Addendum has been recorded at the County Recorder's Office, Grantee must prepare a "Report of Water Right Conveyance" or "ROC" (available from the Utah Division of Water Rights) and file it with the Utah Division of Water Rights 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. **Failure to do so PROMPTLY may result in the loss of these water rights.** Help with reviewing the water rights and completing 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. These applications should 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. 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. A Report of Water Right Conveyance (see N1 above) should be filed on each water right listed here. The Water Rights listed in Section B may not provide sufficient water for all of the historic 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 "ECUS" which are quantified at the rate of 0.028 acre-feet per EAU for full-year use. Any other uses being conveyed should be similarly described. Help with evaluating, quantifying, and/or describing the uses 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 the 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: 801-553-7240 Web Address: www.waterrights.utah.gov