DOC ID 20220024152 Warranty Deed Pageऔof 4 Gary Christensen Washington County Recorder 05/02/2022 09 44:45 AM Fee \$40.00 By SOUTHERN UTAH TITLE COMPANY When recorded mail deed and tax notice to: A&E Development, LLC, a Utah limited liability company 2975 North 7500 West Abrahar NT 84635 SOUTHERN UTAH TITLE COMPANY Order No. 223329 - EFP Space Above This Line for Recorder Tax I.D. No. AV-2165, AV(2))84, AV-2182, and AV-2185 WARRANTXDEED Standard Development LLC, a Utah limited liability company, grantor(s), of Hurricane, County of Washington, State of Utah, hereby CONVEY and WARRANT to A&E Sevelopment, LLC, a Utah limited liability company, grantee(s) of Abraham County of Millard, 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 " See Water Rights Addendum to Land Deeds attached herete 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 day of April, 2022. ડ્રાંજ્રાલકોજે Development LLC, a Utah li liàbility company Travis Holm, Manager STATE OF Utah ) :ss, COUNTY OF Washington and said Travis Holm acknowledged to me that said limited liability company executed the same **ELWIN F PRINCE** TARY PUBLIC Notary Public State Of Utah My Commission Expires: My Commission Expires 05-19-2023 COMMISSION NO. 683369  20220024152 05/02/2022 09:44:45 AM (age 2 of 4 Washington County Attachment to that certain Warranty Deed executed by Standard Development LLC, a Utah limited flability company grantor(s), to A&E Development, LLC, a Utah limited liability company grantee(s). Tax 300. AV-2165, AV-2184, AV-218 ÅV-2185 EXHIBIT "A" Parcel 1: The Southwest Quarter of the Northeast Quarter (SW1/10/12); the Southeast Quarter of the Northwest Quarter (\$\frac{1}{2}\) NW1/2); and the Southeast Quarter (\$\frac{1}{2}\) of Section 13, Township (4) South, Range 12 West, Salt Lake Base and Meridian Parcel 2: Beginning at a point 720.00 feet South of the Northwest Corner of Section 13, Township 42 South, Range 12 West, Salt Lake Base and Meridian, and running 600.00 feet South; thence 5289 00 feet East; thence 200.00 feet North; thence 1320.00 feet West; thence 200.00 feet North; thence 2640.00 feet West; thence 200.00 feet North; thence 1320.00 feet West to the point of beginning. Parcel 3: The Southeast Quarter (SE1/NEW) and the East One-Half of the Southwest Quarter (EXSW1/4) of Section 13, Township (South, Range 12 West, Salt Lake) Base and Meridian Parcel 4: The North One-Half (N½) of Section 24, Township 42 South, Range 12 West, Salt Lake Base and Meridian. Rancel 5: Beginning at the Northeast Corner of the Northwest Quarter of the Southwest Quarter (NW¼SW¼) of Section 24, Township 42 South, Range 12 West, Salt Lake Base and Meridian, and running thence South 300,30 feet; thence Southwesterly to point 419.76 feet from the West Quarter Corner of said Section 24; thence North 419.76 feet thence East 1320.00 feet to the point of beginnings Parcel 6: The East 60 feet of the following described property lying North of State Road SR-59: Beginning 6.36 chains South of the West Quarter corner of Section 24, Township 42 South, Range 12 West, S.L.M.; thence running South 13.64 chains; thence East 20,00 chains; thence North 15.45 chains; thence South 84 deglees West to the place of beginning 

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WATER RIGHTS ADDENDUM TO LAND DEEDS Standard Development LLC, a Utah limited liability company A&E Developme (LLC, a Utah limited liability company ))Grantee: Tax ID Number(s): AV-2165, AV-2184, AV-2182, and AV-2185 In connection with the conveyance of the above referenced parcel(s), Granto thereby 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: Proceed to Section Check one box only All of Grantor's water rights used on Grantor's Parcel(s) are being conveyed. 1 📝 Only a portion of Grantor's water rights are being conveyed. (County Recorder should forward В a copy of this form to the Utah Division of Weller Rights if Box 1 or 2 above is checked water rights are being conveyed. С С Important Vales (see oth€r side) Section The water right(s) being com்ஸ்yed Include Water Right No(s). இல் 51 and 81-1209 ſΨ. along with all applications pertaining to the water right(s) listed of this Section A, and all N<sub>2</sub> N3 other appurtenant water rights (Proceed to Section C) Only the following water rights are being conveyed: (check all boxes that apply) N1 N4 All of Water Rights No(s). 81-151 and 81-1209 tok: N5 are-feet from Water Right No. families attre-feet from vvaler (a) address of irrigated land: stock water (b) Equivalent Livestock Units; and or for the following other uses acre-feet from Water Right No for: families Equivalent Livestop Units; and/or for acres of irrigated land: steek water for \_\_\_\_ the following other uses Along with all applications pertaining to the water right(s) listed in Section B. (Proceed to Section C) Disclosures By Granton (check all boxes that apply) Grantor is endorsing and delivering To Grantee stock certificates for \_\_\_ Shares stock N<sub>6</sub> in the following water company: N7 Culinary water service is provided by: N8 Outdoor water service is provided by: N9 There is no water service available to Glanter's Parcel(s). \_ N10 bther water related disclosures: Attach and sign additional copies of this form if more space is needed.

The propositional acknowledge sole responsibility for the information contained herein everything 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 of a legal opinion concerning such information is obtained. Grantor's Signature: Standard Development LLC, a Utah limited liaୁସାଧି company Travis Holm, Manager A&E Development, LLC, a Utah limited Grantee's Acknowledgment of Receipt: liability Company 低Pend S. LeBaron, Manager Grantee's Address: 2975 North 7500 West , Abraham, Utah 84635 NOTE: GRANTEE MUST KEEP A CURRENT ADDRESS ON FILE WITH THE UTAHDIVISION OF WATER RIGHTS.

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WATER RIGHTS ADDENDUM TO LAND DEEDS Grantor. Standard Development (E) S, a Utah limited liability company
A&E Development (E) S a Utah limited liability company
AV-2165, AV-2184 W-2182, and AV-2185 ্রাইম ID Number(s): In connection with the conveyance of the above referenced parcel(s), Granter (lettery conveys to Grantee without warranty except for a warranty of title as to all claiming title by or through Grantor, the following Interests in waith and/or makes the following disclosures Proceed to Section Check one box only All of Grantor's water rights used on Grantor's Parcel(s) are being conveyed. 1 7 Only a portion of Grantor's water rights are being conveyed. (County Recorder should forward В a copy of the form to the Utah Division of Water Rights if Box 1 or 2 above is checked) No water rights are being conveyed. Water rights are being conveyed by separate deed. Important Notes (see other side) 1W11 The water right(s) being conveyed include Water Right No(s). 1 and 81-1209 along with all applications haining to the water right(s) listen this Section A, and all N2 N3 other appurtenant water gights (Proceed to Section C) Only the following water rights are being conveyed: (check all boxes that apply) N1 N4 All of Water Rights No(s). 81-151 and 81-1209 N5 families acre-feet from Water Right No. racres of irrigated land: stock water for \_Equivalent Livestock Unitक्तकोd/or for the following other uses acre-feet from Water Right No. 1 families \_for: acres of irrigated land: stockwater for . Equivalent Livestook Units; and/or for the following other uses Along with all applications pertaining to the water right(s) listed this Section B. (Proceed to Section C) Disclosures By Granton (check all boxes that apply) Grantor is endorsing and delivering To Grantee stock certificates for N<sub>6</sub> in the following water company: N7 Culinary water service is provided by: **N8** Outdook water service is provided by: There is no water service available to Grantor's Parcel(s). N9 N10 Other water related disclosures: ( Attach and sign@ditional copies of this form if more space is needed. The (indersigned acknowledge sole responsibility for the information contained herein even though they may have been assisted by employees of the 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: Standard Development LLC, a Utah limited liability company Travis Holm, Manager A&E Dovolopment\_LLC, a Utah limited Grantee's Acknowledgment of Receipt: Jiabilily c<del>ompany</del> Lend S. Lelsaron, Manager Grantee's Address: <u>2975 North 7500 West , Abraham, Utah 84635</u> NOTE: GRANTEE MUST KEEP A CHREENT ADDRESS ON FILE WITH समिद्धारम DIVISION OF WATER RIGHTS.