

Warranty Deed Page 1 of 5
Gary Christensen Washington County Recorder
11/22/2022 04:20:36 PM Fee \$40.00 By
SOUTHERN UTAH TITLE COMPANY

When recorded mail deed and tax notice to:
Steven B. Smith and Jana Smith, Trustees of
The Steve & Jana Smith Charitable Remainder
Unitrust, dated June 25, 2015
48 W 300 S, #2502
North Salt Lake City, UT 84101



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

Order No. 225791 - EFP
Tax I.D. No. AV-2178-A-1-A

Space Above This Line for Recorder's Use

WARRANTY DEED

Standard Development LLC, a Utah limited liability company, grantor(s), of Cannonville, County of Garfield, State of Utah, hereby CONVEY and WARRANT to

Steven B. Smith and Jana Smith, Trustees of The Steve & Jana Smith Charitable Remainder Unitrust, dated June 25, 2015, grantee(s) of North 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.

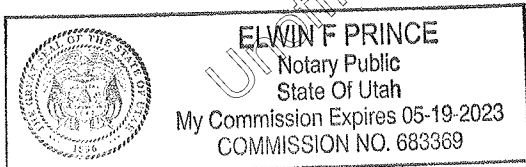
WITNESS the hand(s) of said grantor(s), this 21st day of November, 2022.

Standard Development LLC, a Utah limited liability company

By: [Signature]
Travis Holm, Manager

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

On the 21st day of November, 2022, personally appeared before me, Travis Holm, who being by me duly sworn, did say that he/she is the Manager of Standard Development LLC, a Utah 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 Travis Holm acknowledged to me that said limited liability company executed the same.



[Signature]
NOTARY PUBLIC

My Commission Expires:

Attachment to that certain Warranty Deed executed by Standard Development LLC, a Utah limited liability company grantor(s), to Steven B. Smith and Jana Smith, Trustees of The Steve & Jana Smith Charitable Remainder Unitrust, dated June 25, 2015 grantee(s).

Order No. 225791

Tax I.D. No. AV-2178-A-1-A

EXHIBIT "A"

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 22 AND THE WEST QUARTER CORNER OF SECTION 23, TOWNSHIP 42 SOUTH, RANGE 12 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°53'30" WEST ALONG THE CENTER SECTION LINE OF SECTION 22, 1319.59 FEET TO A POINT ON THE EAST 1/16TH LINE OF SAID SECTION 22, THENCE SOUTH 00°04'47" EAST ALONG THE EAST 1/16TH LINE 981.95 FEET TO THE TRUE POINT OF BEGINNING, AND RUNNING THENCE NORTH 89°53'57" EAST 2639.48 FEET TO A POINT ON THE WEST 1/16TH LINE OF SAID SECTION 23, POINT ALSO BEING ON THE WEST BOUNDARY OF A PARCEL MORE PARTICULARLY DESCRIBED IN INSTRUMENT #838345, FILED AND ON RECORD AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE SOUTH 00°05'25" EAST ALONG SAID 1/16TH LINE AND SAID WEST BOUNDARY LINE OF TWO (2) PARCELS IN INSTRUMENT #838345 AND A PARCEL MORE PARTICULARLY DESCRIBED IN INSTRUMENT #499255, FILED AND ON RECORD AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH, 1655.868 FEET TO THE SOUTHEAST CORNER OF THE SW1/4 SW1/4 OF SAID SECTION 23, TOWNSHIP 42 SOUTH, RANGE 12 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 00°04'51" EAST ALONG SAID PARCEL 516.63 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THAT PARCEL MORE PARTICULARLY DESCRIBED IN INSTRUMENT #20200032130, FILED AND ON RECORD AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID PARCEL THE FOLLOWING TWO (2) COURSES: SOUTH 89°55'09" WEST 309.00 FEET, TO THE NORTHWEST CORNER OF SAID PARCEL, THENCE SOUTH 00°04'55" EAST 422.54 FEET, MORE OR LESS, TO THE NORTH LINE OF THAT PARCEL MORE PARTICULARLY DESCRIBED IN INSTRUMENT #828652, FILED AND ON RECORD AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID PARCEL THE FOLLOWING TWO (2) COURSES: SOUTH 89°55'26" WEST 1010.24 FEET TO A POINT ON THE WEST SECTION LINE OF SECTION 26, TOWNSHIP 42 SOUTH, RANGE 12 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°05'44" EAST 290.00 FEET; THENCE NORTH 89°54'40" WEST 380.00 FEET; THENCE SOUTH 00°05'44" EAST 670 FEET, TO THE NORTH 1/16 LINE OF SECTION 26; THENCE SOUTH 89°54'40" WEST ALONG NORTH 1/16TH LINE, 718.42 FEET TO A POINT THAT IS NORTH 89°54'40" EAST ALONG THE 1/16TH LINE 222.30 FEET FROM THE SOUTHWEST CORNER OF THE NE 1/4 NE1/4 OF SECTION 27, TOWNSHIP 42 SOUTH, RANGE 12 WEST, SALT LAKE BASE AND MERIDIAN, POINT ALSO BEING THE SOUTHEAST CORNER OF A PARCEL MORE PARTICULARLY DESCRIBED IN INSTRUMENT #629329, FILED AND ON RECORD AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID PARCEL NORTH 00°04'41" WEST 955.00 FEET; THENCE NORTH 89°54'23" EAST 175.00 FEET; THENCE NORTH 00°04'41" WEST 901.961 FEET; THENCE SOUTH 89°54'23" WEST 600 FEET TO THE WEST BOUNDARY LINE OF THAT CERTAIN PROPERTY DESCRIBED IN INSTRUMENT NO. 20180042968, FILED AND ON RECORD AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG NORTH 00°04'47" WEST 785.35 FEET ALONG THE WEST LINE OF SAID PARCEL; THENCE NORTH 89°53'57" EAST 202.70 FEET TO THE SOUTHWEST CORNER OF THE NE1/4 SE1/4 OF SECTION 22, TOWNSHIP 42 SOUTH, RANGE 12 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°04'47" WEST ALONG THE EAST 1/16TH LINE 336.78 FEET TO THE SOUTH LINE OF THAT CERTAIN PARCEL DESCRIBED IN INSTRUMENT NO. 20210051289, FILED AND ON RECORD AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH (AV-2180) AND THE TRUE POINT OF BEGINNING.

LESS AND EXCEPTING ANY PORTION LYING WITH THE FOLLOWING:

BEGINNING AT A POINT SOUTH 89°58'17" WEST 510.37 FEET ALONG THE QUARTER SECTION LINE AND SOUTH 00°01'43" EAST 66.00 FEET FROM THE EAST QUARTER CORNER OF SECTION 22, TOWNSHIP 42 SOUTH, RANGE 12 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 00°01'43" EAST 50.00 FEET TO A P.O.C. OF A 897.00 FOOT RADIUS CURVE (LONG CHORD BEARS SOUTH 23°10'19" WEST); THENCE COUNTERCLOCKWISE ALONG SAID CURVE 1157.12 FEET; THENCE SOUTH 89°34'35" WEST 326.51 FEET; THENCE NORTH 00°25'25" WEST 844.00 FEET TO THE P.C. OF A 200.00 FOOT RADIUS CURVE (LONG CHORD BEARS NORTH 44°46'26" EAST); THENCE CLOCKWISE ALONG SAID CURVE 315.54 FEET; THENCE NORTH 89°58'17" EAST 559.79 FEET TO THE POINT OF BEGINNING.

Initials TH

WATER RIGHTS ADDENDUM TO LAND DEEDS

Grantor: Standard Development LLC, a Utah limited liability company
 Grantee: Steven B. Smith and Jana Smith, Trustees of The Steve & Jana Smith Charitable Remainder Unitrust, dated June 25, 2015
 Tax ID Number(s): AV-2178-A-1-A

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.
- 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)
- 3 No water rights are being conveyed.
- 4 Water rights are being conveyed by separate deed.

Proceed to Section

- A
- B
- C
- C


Important Notes
(see other side)

Section		
A	The water right(s) being conveyed include Water Right No(s) <u>81-1579 and 81-5538</u> 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 checked="" type="checkbox"/> All of Water Rights No(s) <u>81-1579 and 81-5538</u> <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 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: Standard Development LLC, a Utah limited liability company


 Travis Holm, Manager

Grantee's Acknowledgment of Receipt: The Steve & Jana Smith Charitable Remainder Unitrust, dated June 25, 2015

Steven B. Smith, Trustee Jana Smith, Trustee

Grantee's Address: 48 W 300 S, #2502, North Salt Lake City, Utah 84101

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

DocuSign Envelope ID: 6F15D09B-BDAC-4774-BCAE-AA5BC34D4DFA

WATER RIGHTS ADDENDUM TO LAND DEEDS

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Grantee: Steven B. Smith and Jana Smith, Trustees of The Steve & Jana Smith Charitable Remainder Unitrust, dated June 25, 2015
Tax ID Number(s): AV-2178-A-1-A

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 [x] All of Grantor's water rights used on Grantor's Parcel(s) are being conveyed.
2 [] Only a portion of Grantor's water rights are being conveyed.
3 [] No water rights are being conveyed.
4 [] Water rights are being conveyed by separate deed.

Table with 2 columns: Section and Important Notes (see other side). Rows A, B, and C detailing water rights and disclosures.

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: Standard Development LLC, a Utah limited liability company
Travis Holm, Manager

Grantee's Acknowledgment of Receipt: The Steve & Jana Smith Charitable Remainder Unitrust, dated June 25, 2015
Steven B. Smith, Trustee
Jana Smith, Trustee

Grantee's Address: 48 W 300 S, #2502, North Salt Lake City, Utah 84101
NOTE: GRANTEE MUST KEEP A CURRENT ADDRESS ON FILE WITH THE UTAH DIVISION OF WATER RIGHTS.

Attachment to that certain Warranty Deed executed by Standard Development LLC, a Utah limited liability company grantor(s), to Steven B. Smith and Jana Smith, Trustees of The Steve & Jana Smith Charitable Remainder Unitrust, dated June 25, 2015 grantee(s).

Order No. 225791

Tax I.D. No. AV-2178-A-1-A

EXHIBIT "A"

PARCEL 1A: (NUMBERED AS SUCH FOR REFERENCE PURPOSES ONLY)

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 22 AND THE WEST QUARTER CORNER OF SECTION 23, TOWNSHIP 42 SOUTH, RANGE 12 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°53'30" WEST ALONG THE CENTER SECTION LINE OF SECTION 22, 1319.59 FEET TO A POINT ON THE EAST 1/16TH LINE OF SAID SECTION 22, THENCE SOUTH 00°04'47" EAST ALONG THE EAST 1/16TH LINE 981.95 FEET TO THE TRUE POINT OF BEGINNING; SAID POINT BEING THE NORTHWEST CORNER OF GRANTORS PROPERTY, AND RUNNING THENCE NORTH 89°53'57" EAST 2639.53 FEET ALONG THE GRANTORS NORTH PROPERTY LINE TO A POINT ON THE WEST 1/16TH LINE OF SAID SECTION 23, POINT ALSO BEING ON THE WEST BOUNDARY OF A PARCEL MORE PARTICULARLY DESCRIBED IN INSTRUMENT #838345, FILED AND ON RECORD AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE SOUTH 00°05'25" EAST ALONG SAID 1/16TH LINE AND SAID WEST BOUNDARY LINE OF TWO (2) PARCELS IN INSTRUMENT #838345 AND A PARCEL MORE PARTICULARLY DESCRIBED IN INSTRUMENT #499255, FILED AND ON RECORD AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH, 1655.83 FEET TO THE SOUTHEAST CORNER SW1/4 SW1/4 OF SAID SECTION 23, TOWNSHIP 42 SOUTH, RANGE 12 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 00°04'51" EAST ALONG SAID PARCEL 940.13 FEET TO THE NORTHEAST CORNER OF A PARCEL MORE PARTICULARLY DESCRIBED IN INSTRUMENT #828652, FILED AND ON RECORD AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID PARCEL THE FOLLOWING TWO (2) COURSES: SOUTH 89°55'26" WEST 1319.24 FEET TO A POINT ON THE WEST SECTION LINE OF SECTION 26, TOWNSHIP 42 SOUTH, RANGE 12 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°05'44" WEST 290.00 FEET; THENCE SOUTH 89°54'40" WEST 380.00 FEET; THENCE SOUTH 00°05'44" EAST 670 FEET, TO THE NORTH 1/16 LINE OF SECTION 27; THENCE SOUTH 89°54'40" WEST ALONG NORTH 1/16TH LINE, 718.42 FEET TO A POINT THAT IS NORTH 89°54'40" EAST ALONG THE 1/16TH LINE 222.30 FEET FROM THE SOUTHWEST CORNER NORTHEAST ¼ NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 42 SOUTH, RANGE 12 WEST, SALT LAKE BASE AND MERIDIAN, POINT ALSO BEING THE SOUTHEAST CORNER OF A PARCEL MORE PARTICULARLY DESCRIBED IN INSTRUMENT #629329, FILED AND ON RECORD AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID PARCEL NORTH 00°04'41" WEST 955.00 FEET; THENCE NORTH 89°54'23" EAST 175.00 FEET; THENCE NORTH 00°04'41" WEST 901.961 FEET; THENCE SOUTH 89°54'23" WEST 600.02 FEET; TO THE WEST BOUNDARY LINE OF THAT CERTAIN PROPERTY DESCRIBED IN INSTRUMENT NO. 20180042968, FILED AND ON RECORD AT WASHINGTON COUNTY

RECORDERS OFFICE, STATE OF UTAH; THENCE NORTH 00°04'47" WEST 781.39 FEET ALONG THE WEST LINE OF SAID PARCEL; THENCE NORTH 89°53'57" EAST 202.70 FEET TO THE SOUTHWEST CORNER OF THE NE1/4 SE1/4 OF SECTION 22, TOWNSHIP 42 SOUTH, RANGE 12 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 00°04'47" WEST ALONG THE EAST 1/16TH LINE 336.76 FEET TO THE SOUTH LINE OF THAT CERTAIN PARCEL DESCRIBED IN INSTRUMENT NO. 20210051289 FILED AND ON RECORD AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH (AV-2180) AND THE TRUE POINT OF BEGINNING.

LESS AND EXCEPTING:

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ALSO LESS AND EXCEPTING:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 42 SOUTH, RANGE 12 WEST, SLB&M; THENCE SOUTH 00°06'13" EAST 516.63 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°06'13" EAST 422.54 FEET; THENCE SOUTH 89°53'47" WEST 309.00 FEET; NORTH 00°06'13" WEST 422.54 FEET; NORTH 89°53'47" EAST 309.00 FEET TO THE POINT OF BEGINNING. (AV-2178-C)

PARCEL 2:

ALL OF WATER RIGHT NO(S) 81-1579 AND 81-5538 AS MORE FULLY IDENTIFIED AND SET FORTH ON THE WATER RIGHTS ADDENDUM TO LAND DEEDS ATTACHED TO AND MADE APART OF THAT CERTAIN WARRANTY DEED BEING CORRECTED HEREIN.

7A