DOC ID 20240007915

Warranty Deed Page 1 of 5
Gary Christensen Washington County Recorder
03/15/2024 03:07:12 PM Fee \$40.00 By
SOUTHERN UTAH TITLE COMPANY

When recorded mail deed and tax notice to: Ciel Holdings, L.L.C., a Utah limited liability company 201 S Main St, #2000 Salt Lake, UT 84111



Order No. 229667 - EFP Tax I.D. No. AV-1328-A Space Above This Line for Recorder's Use

WARRANTY DEED

Main Street Zion L.L.C., a Nevada limited liability company, grantor(s), of Reno, County of Washoe, State of Nevada, hereby CONVEY and WARRANT to

Ciel Holdings, L.L.C., a Utah limited liability company, as to an undivided 50% interest, and Plumb Land Investment, LLC, a Utah limited liability company, as to an undivided 50% interest, grantee(s) of Salt Lake, 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 _____ day of March, 2024.

Main Street Zion L.L.C., a Nevada limited liability company

By:
Aaron V Blackham, Manager

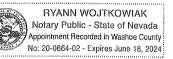
STATE OF Nevada

:ss.

COUNTY OF Washoe
)

On the \(\frac{\sum \text{UTN}}{\text{total}}\) day of March, 2024, personally appeared before me, Aaron V Blackham, who being by me duly sworn, did say that he/she is the Manager of Main Street Zion L.L.C., 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 Aaron V Blackham acknowledged to me that said limited liability company executed the same.

My Commission Expires: Tune 18, 2024



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Attachment to that certain Warranty Deed executed by Main Street Zion L.L.C., a Nevada limited liability company grantor(s), to Ciel Holdings, L.L.C., a Utah limited liability company, as to an undivided 50% interest, and Plumb Land Investment, LLC, a Utah limited liability company, as to an undivided 50% interest grantee(s).

Order No. 229667 Tax I.D. No. AV-1328-A

EXHIBIT "A"

Commencing at the Northwest Corner of Section 29, Township 42 South, Range 11 West, Salt Lake Base and Meridian, and running thence South 89°57'52" East, along the Section line 2639.81 feet to the North Quarter Corner of said Section 29; thence South 0°05'25" East, along the Quarter Section line 1019.60 feet to the true point of beginning; thence North 89°58'45" East, 1003.04 feet; thence South 0°05'25" East, 572.41 feet; thence North 89°58'45" East, 502.43 feet; thence South 0°05'25" East, 562.64 feet; thence North 89°58'45" East, 1136.51 feet to a point on the Section line; thence South 0°06'19" East, along the Section line 480.65 feet to the East Quarter Corner of said Section 29; thence South 89°58'45" West along the Quarter Section line 2642.11 feet to the Center of said Section 29; thence North 0°05'25" West along the Quarter Section line 1615.71 feet to the true point of beginning.

Initials <u>#3 |</u> 3//4/2²/

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WATER RIGHTS ADDENDUM TO LAND DEEDS

Grantor:	Main Street Zion L.L.C., a Nevada limited liability company Ciel Holdings, L.L.C., a Utah limited liability company, as to an undivided 50% interest, and Plum	h Land Investment LLC a
Grantee:	Utah limited liability company, as to an undivided 50% interest	b Land investment, LLO, a
Tax ID N	lumber(s): AV-1328-A	
In conne warranty Check	ection with the conveyance of the above referenced parcel(s), Grantor hereby conveys to Grantee with y of title as to all claiming title by or through Grantor, the following interests in water and/or makes the to one box only All of Grantor's water rights used on Grantor's Parcel(s) are being conveyed. Only a portion of Grantor's water rights are being conveyed. (County Recorder should forward	out warranty, except for a following disclosures: Proceed to Section A B
-,	a copy of this form to the Utah Division of Water Rights if Box 1 or 2 above is checked)	_
	No water rights are being conveyed.	С
4 - '	Water rights are being conveyed by separate deed.	С
;	Section	Important Notes (see other side)
Α	The water right(s) being conveyed include Water Right No(s). <u>81-4536</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
В	Only the following water rights are being conveyed: (check all boxes that apply)	N1
	All of Water Rights No(s).	N4
	acre-feet from Water Right No. for: families acres of irrigated land: stock water for Equivalent Livestock	N5
	Units; and/or for the following other uses for: families 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
	Along with all applications pertaining to the water right(s) listed in this Section B. (Proceed to Section C)	N2
С	Disclosures By Grantor: (check all boxes that apply) Grantor is endorsing and delivering To Grantee stock certificates for Shares stock in the following water company:	N6
	Culinary water service is provided by:	N7
	Outdoor water service is provided by:	N8
	There is no water service available to Grantor's Parcel(s).	N9
	Other water related disclosures:	N10
	Attach and sign additional copies of this form if more space is needed.	
employe	dersigned acknowledge sole responsibility for the information contained herein even though they ma ees of the Utah Division of Water Rights, real estate professionals, or other professionals, excep ce or a legal opinion concerning such information is obtained.	y have been assisted by t to the extent that title
Granto	r's Signature: Main Street Zion L.L.C., a Nevada limited liability company 3 //// 2 / Aaron V Blackham, Manager	
Grante	e's Acknowledgment of Receipt: Ciel Holdings, L.L.C., a Utah limitedPlumb Land Inv liability company limited liability co	
	Walter J. Plumb, III, Manager Walter J. Plumb,	IV, Manager

Grantee's Address: <u>201 S Main St. #2000</u>, <u>Salt Lake, Utah 84111</u>
NOTE: GRANTEE MUST KEEP A CURRENT ADDRESS ON FILE WITH THE UTAH DIVISION OF WATER RIGHTS.

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WATER RIGHTS ADDENDUM TO LAND DEEDS

Grantor:		Main Street Zion L.L.C., a	Nevada limited liability company	
Grantee:		Utah limited liability compa	tah limited liability company, as to an undivided 50% interest, and Plum any, as to an undivided 50% interest	b Land Investment, LLC, a
	lumber(s):	AV-1328-A		
warranty Check 1 🔽	y of title as to one box or All of Granto	oall claiming title by or th nly or's water rights used o	ive referenced parcel(s), Grantor hereby conveys to Grantee without orough Grantor, the following interests in water and/or makes the fundamental or and the fundamental of the Grantor's Parcel(s) are being conveyed. In Grantor's Parcel(s) are being conveyed. In Grantor's Parcel(s) are being conveyed. In Grantor's Parcel(s) are being conveyed.	out warranty, except for a ollowing disclosures: Proceed to Section A
41	orlly a portion	is form to the Utah Divi	sion of Water Rights if Box 1 or 2 above is checked)	D
3 🗍 1 4 📗 1	No water rig	this are being conveyed by	d.	C C Important Notes (see other side)
Α	along with		d include Water Right No(s). 81-4536 ing to the water right(s) listed in this Section A, and all roceed to Section C)	N1 N2 N3
В	All of \	Water Rights No(s) acre-feet from W acres of irrigated	e being conveyed: (check all boxes that apply) ater Right No for: families land: stock water for Equivalent Livestock	N1 N4 N5
	Units;	and/or for the following all applications pertain	g other uses for: families land: stock water for Equivalent Livestock g other uses ing to the water right(s) listed in this Section B. (Proceed	N5 N2
С	Granto Shares sto	ck in the following water	vering To Grantee stock certificates forer company:	N6
	Culina	ry water service is prov	vided by:	N7
		or water service is prov		N8
		is no water service ava water related disclosure	nilable to Grantor's Parcel(s) es:	N9 N10
		Attach and sign	additional copies of this form if more space is needed.	
employe	es of the U	knowledge sole responsi	ibility for the information contained herein even though they ma Rights, real estate professionals, or other professionals, excep	y have been assisted by t to the extent that title
Granto	r's Signature	e: Main Street Zion L company	.L.C., a Nevada limited liability	
		Aaron V Blackham,	Manager	
Grantee	e's Acknowl	edgment of Receipt:	Ciel Holdings, L.L.C., a Utah limitedPlumb Land Inveliability company limited liability con [5516N] 20240315123452725 [Walter J. Plumb. III] Wanager Walter J. Plumb. III. Manager Walter J. Plumb. III.	mpany
			vvalter J. Plumb. III. Wanager vvalter J. Plumb. I	ıv, ıvıanager

Grantee's Address: <u>201 S Main St, #2000</u>, <u>Salt Lake, Utah 84111</u>
NOTE: GRANTEE MUST KEEP A CURRENT ADDRESS ON FILE WITH THE UTAH DIVISION OF WATER RIGHTS.

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WATER RIGHTS ADDENDUM TO LAND DEEDS

Grantor	:		Nevada limited liability company	
Grantee	e:		tah limited liability company, as to an undivided 50% interest, and Plum any, as to an undivided 50% interest	b Land Investment, LLC, a
	Number(s):	AV-1328-A		
warrant Check 1 🔽	ty of title as to cone box or All of Granto Only a portio	oall claiming title by or the nly or's water rights used consor Grantor's water ri	ove referenced parcel(s), Grantor hereby conveys to Grantee without on the following interests in water and/or makes the found of the following interests in water and/or makes the found of the following the following conveyed. In Grantor's Parcel(s) are being conveyed.	
		No water rights are being conveyed.		
	Water rights Section	are being conveyed b	y separate deed.	C Important Notes (see other side)
А	along with		d include Water Right No(s). 81-4536 ing to the water right(s) listed in this Section A, and all roceed to Section C)	N1 N2 N3
В	All of \	Water Rights No(s) acre-feet from W	ater Right No for: families	N1 N4 N5
	Units;	and/or for the following all applications pertain	g other uses for: families later Right No for: families land: stock water for Equivalent Livestock g other uses ling to the water right(s) listed in this Section B. (Proceed	N5 N2
С	Granto		II boxes that apply) vering To Grantee stock certificates for er company:	N6
	Culina	ry water service is prov	vided by:	N7
		or water service is prov		N8
	P/		ailable to Grantor's Parcel(s)	N9
	Other \	water related disclosur	es:	N10
		Attach and sign	additional copies of this form if more space is needed.	
employ insuran	rees of the Unice or a legal of	tah Division of Water F opinion concerning such	ibility for the information contained herein even though they ma Rights, real estate professionals, or other professionals, except information is obtained.	
Granto	or's Signature	e: Main Street Zion L company	.L.C., a Nevada limited liability	
		Aaron V Blackham,	Manager	
Grante	e's Acknowl	edgment of Receipt:	Ciel Holdings, L.L.C., a Utah limitedPlumb Land Inveliability company limited liability company session 20240315136307156 Walter J. Plumb, W	
			Walter J. Plumb. III. Manager Walter J. Plumb. I	V. Manager

Grantee's Address: 201 S Main St, #2000 , Salt Lake, Utah 84111 NOTE: GRANTEE MUST KEEP A CURRENT ADDRESS ON FILE WITH THE UTAH DIVISION OF WATER RIGHTS.