

# ENTRY NO. 00293188

01/02/2020 02:37:00 PM B: 0594 P: 0372  
Conveyance w/Water Addendum PAGE 1 / 3  
CRAIG J. SPERRY JUAB COUNTY RECORDER  
FEE \$ 40.00 BY JUAB TITLE & ABSTRACT COMPANY



## WARRANTY DEED

WAYLAND TAYLOR, the sole Trustee of THE TAYLOR FAMILY TRUST dated February 28, 2003, Grantor, of Utah, hereby CONVEYS and WARRANTS to EMPIRE EQUIPMENT RENTAL, LLC, a Utah limited liability company, Grantee, of 4777 West 12400 South, Springlake, UT 84651 for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described tracts of land in Juab County, State of Utah, to-wit:

Parcel No. XB00-1468-11E: Beginning at the North quarter corner of Section 10, Township 11 South, Range 1 East, Salt Lake Base and Meridian, thence South 0°37'18" East 1344.50 feet along the mid-Section line to the North center one-sixteenth corner of said Section 10, thence North 89°36'19" West 2644.99 feet along the one-sixteenth line to the West line of said Section 10, thence South 0°42'50" East 1345.10 feet to the West quarter corner of said Section 10, thence South 89°21'07" West 1245.24 feet along the mid-section line of Section 9 to the Easterly right-of-way of Interstate 15, thence the next 6 courses along said right-of-way, North 0°37'11" West 79.73 feet, thence South 89°22'44" West 95.90 feet, thence North 88°25'06" West 260.20 feet, thence along a curve to the left 1254.14 feet (with a chord bearing and distance of North 6°37'38" East 1253.98 feet and a radius of 23098.31 feet), thence North 10°29'08" East 202.65 feet, thence along a curve to the left 1485.21 feet (with a chord bearing and distance of North 2°42'53" East 1484.96 feet and a radius of 23118.31 feet), thence South 89°47'30" East 3974.15 feet to the mid-section line of Section 3, thence South 1°58'52" West 314.46 feet to the point of beginning. Embracing a portion of Sections 3, 4, 9 and 10, Township 11 South, Range 1 East, Salt Lake Base and Meridian.

Parcel No. XB00-1463-21E: Beginning at the Northeast corner of the West half of the Southwest quarter of Section 10, Township 11 South, Range 1 East, Salt Lake Base and Meridian, thence South 0°42'04" East 722.23 feet along the one-sixteenth line, thence North 89°44'03" West 3059.58 feet to the East right-of-way line of Interstate 15, thence the next 4 courses along said right-of-way along a curve to the left 687.44 feet (with a chord bearing and distance of North 9°18'41" East 687.42 feet and a radius of 23098.31 feet), thence North 85°14'40" East 278.05 feet, thence North 89°22'45" East 95.89 feet, thence North 0°37'11" West 0.27 feet to the mid-Section line of Section 9, thence North 89°21'07" East 1245.24 feet to the quarter corner of Sections 9 and 10, thence South 89°37'03" East 1321.41 feet to the true point of beginning. Embracing a portion of Sections 9 and 10, Township 11 South, Range 1 East, Salt Lake Base and Meridian.

Parcel No. XB00-1469-4: Beginning at a point South 0°42'04" East 722.23 feet along the one-sixteenth line from the Northeast corner of the West half of the Southwest quarter of Section 10, Township 11 South, Range 1 East, Salt Lake Base and Meridian, thence South 0°42'04" East 687.47 feet along the one-sixteenth line, thence North 89°40'08" West 3201.14 feet to the East right-of-way line of Interstate 15, thence along a curve to the left 695.98 feet (with a chord bearing and distance of North 11°01'38" East 695.96 feet and a radius of 23098.31 feet) along said right-of-way, thence South 89°44'03" East 3059.58 feet to the point of beginning. Embracing a portion of Sections 9 and 10, Township 11 South, Range 1 East, Salt Lake Base and Meridian.

Together with and subject to a right-of-way for ingress and egress along the West 20 feet of the above-described parcels. (Said right-of-way runs parallel with the East right-of-way line of I-15 Freeway and access road.)

Together with all improvements thereon and anywise appertaining thereto.

Subject to easements, rights, restrictions, rights-of-way, conditions, covenants, reservations, currently of record or enforceable in law or equity and subject to current general property taxes.

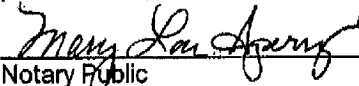
WITNESS THE HAND of said Grantor this 27th day of December, 2019.

THE TAYLOR FAMILY TRUST dated February 28, 2003

  
WAYLAND TAYLOR, Trustee

STATE OF UTAH     )  
                              : ss.  
COUNTY OF JUAB    )

On the 27th of December, 2019, before me, a Notary Public in and for the said state, appeared WAYLAND TAYLOR, as Trustee of THE TAYLOR FAMILY TRUST dated February 28, 2003 personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

  
Notary Public

 MARY LOU SPERRY  
NOTARY PUBLIC - STATE OF UTAH  
COMMISSION# 700531  
COMM. EXP. 06-15-2022



**JUAB TITLE & ABSTRACT COMPANY**  
33 East 200 North, Nephi, UT 84648  
(435)623-0387 Order No. 37639

**WATER RIGHTS ADDENDUM TO LAND DEEDS**

Grantor: Wayland Taylor, the sole Trustee of THE TAYLOR FAMILY TRUST dated February 28, 20  
 Grantee: EMPIRE EQUIPMENT RENTAL, LLC, a Utah limited liability company  
 Tax ID Number(s): XB00-1468-11E, XB00-1463-21E and XB00-1469-4

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

Section Important Notes  
(see other side)

A	The water right(s) being conveyed include Water Right No(s) <u>53-1787</u> along with all applications pertaining to the water right(s) listed in this Section A, and all other appurtenant water rights. <i>(Proceed to Section C)</i>	N1 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
	<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
	Along with all applications pertaining to the water right(s) listed in this Section B. <i>(Proceed to Section C)</i>	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: Wayland Taylor

Grantee's Acknowledgment of Receipt: [Signature]

Grantee's Mailing Address: 4777 West 12400 South, Springlake, Utah 84651

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