

Mail Tax notice to:  
Grantee  
775 West 1200 North Suite 100  
Springville, UT 84663  
MNT File No.: TE12598  
Tax ID No.: 07-032-0028

R/W AFFECTS 07-032-0037

## WARRANTY DEED

Anna Lisa Petersen

**GRANTOR** of Herriman, State of Utah, hereby **CONVEYS** and **WARRANTS TO**:

McKay Morley

**GRANTEE** of 775 West 1200 North Suite 100, Springville, UT 84663 for the sum of **TEN AND 00/100'S DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, the following described tract of land in Box Elder County, State of Utah:

Lot 2:

A part of the Northwest Quarter of Section 32, Township 13 North, Range 2 West, Salt Lake Base & Meridian, being a part of that property described in that certain Special Warranty Deed recorded as Entry No. 392146 in Book 1359 at Page 1179 in the office of the Box Elder County Recorder, more particularly described as follows:

Beginning at a point on the southerly subdivision line of 3600 West Subdivision Plat, recorded as Entry No. 426417 in Book: 1454 at Page: 1802, Date: February 4, 2021 on file with the Box Elder County Recorder, said point located N0°41'33"W 4223.99 feet along the Section line and N89°18'27"E 595.00 feet from the Southwest Corner of Section 32, T13N, R2W, SLB&M; running thence N89°29'05"E 556.98 feet; thence S0°41'33"E 1591.61 feet; thence N84°17'08"W 370.95 feet; thence westerly 24.9 feet along the arc of a 229.00 foot radius curve to the left through a central angle of 6°13'47" chord bearing N87°24'02"W chord length 24.89 feet; thence S89°29'05"W 163.50 feet; thence N0°41'33"W 1550.01 feet to the point of beginning.

Together with a temporary Right of Way as conveyed by that certain Quit Claim Deed, recorded July 27, 2022, as Entry No. 454748, in Book 1532 at Page 1261 being a part of the Northwest Quarter of Section 32, Township 13 North, Range 2 West, Salt Lake Base & Meridian, being part of that property described in that certain Special Warranty Deed, recorded As Entry No. 392146, in Book 1359 at Page 1179 in the office of the Box Elder County Recorder, more particularly described as follows:

Beginning at a point on the easterly right-of-way line of 3600 West Street, said point located N0°41'33"W 2675.72 feet along the Section line and N89°18'27"E 33.00 feet from the Southwest Comer of

Section 32, T13N, R2W, SLB&M; running thence N89°29'05"E 725.50 feet; thence easterly 24.90 feet along the arc of a 229.00 foot radius curve to the right through a central angle of 6°13'47" chord bearing S87°24'02"E chord length 24.89 feet; thence S84°17'08"E 372.61 feet; thence easterly 18.26 feet along the arc of a 171.00 foot radius curve to the left through a central angle of 6°07'08" chord bearing S87°20'43"E 18.25 feet; thence N89°36'06"E 914.82 feet; thence easterly 14.18 feet along the arc of a 15 foot radius curve to the left through a central angle of 54°10'45" chord bearing N62°30'43"E chord length 13.66 feet; thence northeasterly 301.76 feet along the arc of a 60.00 foot radius curve to the right through a central angle of 288°09'30" chord bearing S0°29'54"E chord length 70.40 feet; thence Westerly 14.13 feet along the arc of a 15.00 foot radius curve to the left through a central angle of 53°58'46" chord bearing N63°24'32"W chord length 13.61 feet; thence S89°36'06"W 914.96 feet; thence westerly 24.46 feet along the arc of a 229.00 foot radius curve to the right through a central angle of 6°07'08" chord bearing N87°20'43"W chord length 24.44 feet; thence N84°17'08"W 372.62 feet; thence westerly 18.59 feet along the arc of a 171.00 foot radius curve to the left through a central angle of 6°13'47" chord bearing N87°24'02"W chord length 18.58 feet; thence S89°29'05"W 725.32 feet; thence to the easterly right-of-way line of 3600 West Street; thence northerly along said right-of-way line N0°41'33"W 58.00 feet to the point of beginning.

Said temporary Right of Way will expire upon recording of the dedicated road with Box Elder County.

**SUBJECT TO:** County and/or City Taxes not delinquent; Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements, Leases and Reservations now of Record.

**{Signature Page and Acknowledgment Attached}**

WITNESS, the hand(s) of said grantor(s), 1st day of August, 2022.

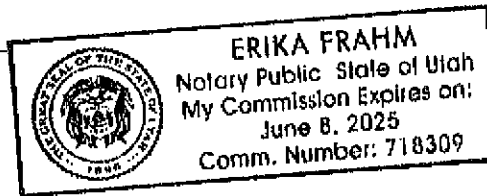
Anna Lisa Petersen  
Anna Lisa Petersen

State of Utah, County of Salt Lake )ss:

On this date, August 1, 2022, personally appeared before me Anna Lisa Petersen, the signer(s) of the within instrument who duly acknowledged to me that they/he/she executed the same.

Erika Frahm

Notary Public



**WATER RIGHTS ADDENDUM TO LAND DEEDS**

Grantor: Anna Lisa Petersen  
 Grantee: McKay Morley  
 Tax ID Number(s): 07-032-0028

**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

Important Notes  
(see other side)

**Section**

<b>A</b>	The water right(s) being conveyed include Water Right No(s). <u>29-4806</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>B</b>	Only the following water rights are being conveyed: (check all boxes that apply) <input type="checkbox"/> All of Water Right 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. <i>(Proceed to Section C)</i>	N1 N4 N5  N5  N2
<b>C</b>	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: _____ <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: Anna Lisa Petersen

Grantee's Acknowledgment of Receipt: \_\_\_\_\_

Grantee's Mailing Address: 775 W 1200 N #100, Springville, UT 84663

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

## WATER RIGHTS ADDENDUM TO LAND DEEDS

Ent: 455424 B: 1534 P: 0840 Page 5 of 5

Grantor: Anna Lisa PetersenGrantee: McKay MorleyTax ID Number(s): 07-032-0028

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. Proceed to Section 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. Proceed to Section C
- 4  Water rights are being conveyed by separate deed. Proceed to Section C

Important Notes  
(see other side)

## Section

A	The water right(s) being conveyed include Water Right No(s). <u>29-4806</u>	N1
	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)	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. (Proceed to Section C)	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: \_\_\_\_\_

Grantee's Acknowledgment of Receipt: \_\_\_\_\_

Digitized by  
McKay Morley

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