

THIS DOCUMENT HAS BEEN RECORDED ELECTRONICALLY

ENTRY # 00694661
DATE 2/27/17

00694733

B: 1369 P: 515 Fee \$14.00
Debbie B. Johnson, Iron County Recorder Page 1 of 5
03/01/2017 10:35:59 AM By SECURITY ESCROW & TITLE INSU


WHEN RECORDED RETURN TO:
Paul E. Patrick
1720 South 7700 West
Cedar City, UT 84720
Tax ID No.: E-0231-0020-0000

RESPA WARRANTY DEED

Jackie Imlay and Paul Patrick,, **GRANTOR**, hereby CONVEY(S) AND WARRANT(S) to Paul E. Patrick, an unmarried man **GRANTEE**, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract(s) of land in Iron County, State of Utah described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

TOGETHER WITH all rights, privileges, easements and appurtenances thereunto belonging or in any way appertaining.

SUBJECT TO Easements, Rights-of-Way, Restrictions and Reservations of record and those enforceable in law and equity, and taxes for the year 2017 and thereafter.

WITNESS, the hand of said grantor this 22nd day of February, 2017.



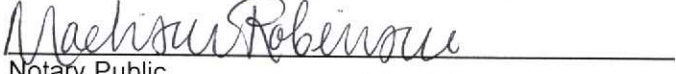
Jackie Imlay

State of Utah
County of Iron



Paul Patrick


On this 22nd day of February, 2017, personally appeared before me, the undersigned Notary Public, personally appeared Jackie Imlay and Paul Patrick, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.



Notary Public
My commission expires: 2-22-17

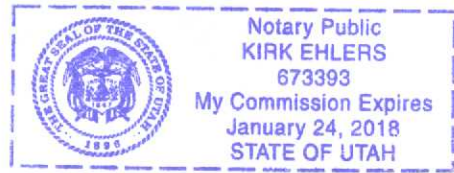


STATE OF UTAH }
 } ss.
COUNTY OF *washington* }

On the 27th day of February, A.D. 2017 personally appeared before me Jackie Imlay and Paul Patrick the signers of the within instrument, who duly acknowledged to me that they executed the same.

Kirk Ehlers

Notary Public



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EXHIBIT "A"
LEGAL DESCRIPTION

Lot 5, GOLDEN WEST SUBDIVISION, UNIT 2, according to the Official Plat thereof, recorded in the Office of the Iron County Recorder, State of Utah.

EXCEPTING THEREFROM that portion of said Lot 5 lying within the following three described parcels:

Beginning South 0°27'22" East, 310.0 feet and South 88°34'55" West, 1321.06 feet from the Northeast corner of Section 29, Township 36 South, Range 12 West, Salt Lake Base and Meridian, and running thence South 0°23'36" East, 485.52 feet, thence North 89°45'46" East, 620.0 feet, thence North 498.37 feet, thence South 88°34'55" West, 623.51 feet to the point of beginning.

Beginning South 0°27'22" East, 822.19 feet and South 89°45'46" West, 25.0 feet from the Northeast corner of Section 29, Township 36 South, Range 12 West, Salt Lake Base and Meridian, and running thence South 89°45'46" West, 648.26 feet, thence South 0°25'33" East, 512.17 feet, thence North 89°45'46" East, 648.485 feet, thence North 0°27'22" West, 512.19 feet to the place of beginning.

Beginning South 0°27'22" East 822.19 feet and South 89°45'46" West, 673.26 feet from the Northeast corner of Section 29, Township 36 South, Range 12 West, Salt Lake Base and Meridian, and running thence South 89°45'46" West, 648.26 feet, thence South 0°23'36" East, 512.15 feet, thence North 89°45'46" East, 648.485 feet, thence North 0°25'33" West 512.17 feet to the point of beginning.

File Number: 5634
UT Warranty Deed Generic Ind

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WATER RIGHTS ADDENDUM TO **LAND DEEDS**

Grantor: Jackie Imlay and Paul Patrick
 Grantee: Paul E. Patrick
 Tax ID Number(s): E-0231-0020-0000

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

A	The water right(s) being conveyed include Water Right No(s). <u>73-2835</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 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. (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 _____ 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 C <input type="checkbox"/> Other water related disclosures: _____	N6 N7 N8

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Attach and sign additional copies

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: Jackie Imlay Paul Patrick
 Grantee's Acknowledgment of Receipt: Paul E. Patrick
 Grantee's Mailing Address: 1720 South 7700 West, Cedar City, UT 84720

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

NOTES TO WATER RIGHTS ADDENDUM TO LAND DEEDS

Please read the following notes carefully in order to avoid problems and the possible loss of the water rights being conveyed in connection with this transaction.

The mere purchase of a water right does not guarantee: (1) that the water right is in good standing with the Utah Division of Water Rights; (2) that the owner has clear title to the water right; (3) that the Division will recognize the ownership change; or (4) that the Division will approve any proposed changes or extensions regarding the water right. You are encouraged to conduct proper "due diligence" research into any water right before purchasing it.

- N1 Once this Water Rights Addendum has been recorded at the County Recorder's Office, Grantee must prepare a "Report of Water Right Conveyance" or "ROC" (available from the Utah Division of Water Rights) and file it with the Utah Division of Water Rights in order to: (1) have the Division's records updated with **current ownership and address information**; (2) file any application on these water rights; and (3) receive notifications concerning deadlines and other essential information pertaining to these rights. **Failure to do so PROMPTLY may result in the loss of these water rights.** Help with reviewing the water rights and completing the ROC can be obtained from the Utah Division of Water Rights and/or water professionals, such as attorneys, engineers, surveyors, and title professionals with experience in water rights and water law.
- N2 A water right often has one or more applications on file with the Utah Division of Water Rights that affect that water right, such as change applications, extension requests, and non-use applications. These applications should be transferred with the water right. The Grantee should review the water right applications and other documents on file with the Utah Division of Water Rights.
- N3 Water rights owned by the Grantor and used on Grantor's Parcel may be "appurtenant" to Grantor's Parcel. Not all appurtenant water rights have been assigned a water right number because not all water rights are "of record." If Section A is being completed, this conveyance includes all appurtenant water rights, whether or not they are listed by water right number or are of record. Grantee should investigate each water right listed and determine if there are any water rights that are not of record. If there are water rights not of record, Grantee should seriously consider making them of record by filing the appropriate forms with the Utah Division of Water Rights.
- N4 100% of the water rights listed here are being conveyed to Grantee. A Report of Water Right Conveyance (see N1 above) should be filed on each water right listed here. The Water Rights listed in Section B may not provide sufficient water for all of the historic water uses.
- N5 Less than 100% of the water right listed is being conveyed to Grantee. The exact portion to be conveyed, expressed in terms of the beneficial uses associated with this portion of the water right must be described. This description generally consists of: (1) the number of families for domestic (indoor culinary) uses (generally quantified as 0.45 acre-feet per family for a year-round residence and 0.25 acre-feet per family for a seasonal residence); (2) the number of acres irrigated (this involves issues of "irrigation duty" [the number of acre-feet of water allowed per acre of irrigated land] and "sole supply/supplemental supply"[the amount of water allocated to each water right when more than one right is used on the same land or for the same livestock]; and (3) the number of livestock being watered (expressed in terms of equivalent livestock units or "ELUs" which are quantified at the rate of 0.028 acre-feet per ELU for full-year use. Any other uses being conveyed should be similarly described. Help with evaluating, quantifying, and/or describing the uses can be obtained from the Utah Division of Water Rights and/or water professionals.
- N6 Shares of stock in water companies (including irrigation, canal, and ditch companies) are generally not transferred by deed. Each company has procedures for transferring ownership. The company should be contacted to ascertain the appropriate procedures to follow. The most common procedure is for the Grantor to endorse and deliver the stock certificate to the Grantee, who then presents that certificate to company for issuance of a new certificate in the Grantee's name. If another procedure is to be followed, that should be noted on the "Other water related disclosures" line in Section C of this form. Each company also defines how much water is associated with a particular share and what fees and assessments are charged. The Grantee should contact the company about all such issues.
- N7 If culinary water service is currently being provided to the Grantor's Parcel by a municipality, a water district, or a water company, that entity should be listed here and the Grantee should contact that entity to ascertain what is required to continue receiving such service.
- N8 If outdoor/secondary/irrigation water service is currently being provided to the Grantor's Parcel by a municipality, a water district, or a water company, that entity should be listed here and the Grantee should contact that entity to ascertain what is required to continue receiving such service.
- N9 If this box is checked, the Grantee should investigate what water IF ANY is available for use on the Grantor's Parcel.
- N10 This space should be used for any other information that the Grantor has which is relevant to water issues associated with the Grantor's Parcel.

