

When recorded mail deed and tax notice to:
Payson Properties LLC, a Utah Limited Liability
Company
2050 South Rim Rock Canyon Drive
Elkridge, UT 84651



Order No. 212039 - DJP
Tax I.D. No. 30-073-0041, 30-073-0079, 30-073-0090, 30-073-0092, and 30-073-0274

Space Above This Line for Recorder's Use

WARRANTY DEED

Veronica L. Feild, Trustee of The Veronica L Feild Trust u/a dated April 1, 2017, also shown of record as Veronica L. Feild, Trustee of The Veronica L Trust u/a dated April 1, 2017,, grantor(s), of Elk Ridge, County of Utah, State of Utah, hereby CONVEY and WARRANT to

Payson Properties LLC, a Utah Limited Liability Company, grantee(s) of Elkridge, County of Utah, State of Utah, for the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION the following described tract of land in Utah 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.

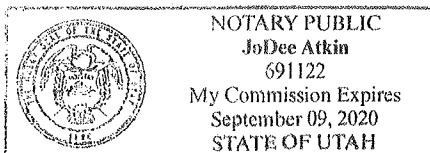
WITNESS the hand(s) of said grantor(s), this 2 day of July, 2020.

The Veronica L Feild Trust u/a dated April 1, 2017

By: [Signature]
Veronica L. Feild, Trustee

STATE OF Utah)
COUNTY OF Utah)
:ss.

On the 2 day of July, 2020, personally appeared before me, Veronica L. Feild, Trustee of The Veronica L Feild Trust u/a dated April 1, 2017, the signer of the within instrument who duly acknowledged to me that he/she executed the same.



[Signature]
NOTARY PUBLIC
My Commission Expires: 09-09-2020

Attachment to that certain Warranty Deed executed by Veronica L. Feild, Trustee of The Veronica L Feild Trust u/a dated April 1, 2017, also shown of record as Veronica L. Feild, Trustee of The Veronica L Trust u/a dated April 1, 2017, grantor(s), to Payson Properties LLC, a Utah Limited Liability Company grantee(s).

Order No. 212039
Tax I.D. No. 30-073-0041, 30-073-0079, 30-073-0090, 30-073-0092, and 30-073-0274

EXHIBIT "A"

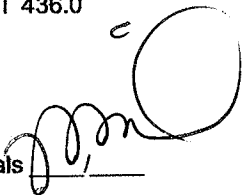
PARCEL 1:
BEGINNING AT A POINT IN AN EXISTING FENCE ON THE EAST SIDE OF AN EXISTING PRIVATE LANE, WHICH POINT LIES NORTH 2194.45 FEET AND EAST 362.51 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 22, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 21°59'06" EAST 174.67 FEET ALONG SAID FENCE; THENCE SOUTH 20°30'58" EAST 173.15 FEET CONTINUING ALONG SAID FENCE; THENCE NORTH 87°13'12" EAST 37.63 FEET; THENCE NORTH 0°12'03" WEST 110.10 FEET; THENCE NORTH 29°36'40" WEST 220.73 FEET; THENCE NORTH 89°41'27" EAST 94.17 FEET; THENCE NORTH 0°12'03" WEST 19.28 FEET; THENCE NORTH 89°48'00" WEST 148.31 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
BEGINNING AT THE NORTHWEST CORNER OF THE LEWIS FIELD AND VERONICA FIELD PROPERTY RECORDED AS ENTRY NO. 16300-85 IN BOOK 2223, PAGE 717, OF THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDED, WHICH BEGINNING POINT IS DESCRIBED AS BEING SOUTH ALONG THE SECTION LINE 464.94 FEET AND WEST 1679.85 FEET AND NORTH 89°48' WEST 443.71 FEET FROM THE EAST 1/4 CORNER OF SECTION 22, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 0°13' WEST 200.00 FEET; THENCE NORTH 29°36'40" WEST 230.50 FEET; THENCE SOUTH 89°48' EAST 115.00 FEET TO THE POINT OF BEGINNING.

PARCEL 3:
BEGINNING AT A POINT WHICH IS SOUTH ALONG THE SECTION LINE 464.94 FEET AND WEST 1679.85 FEET FROM THE EAST QUARTER CORNER OF SECTION 22, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°48' EAST 154.724 FEET; THENCE SOUTH 0°19' WEST 278.179 FEET; THENCE SOUTH 87°43' WEST 154.883 FEET; THENCE NORTH 0° 19' EAST 284.89 FEET TO THE POINT OF BEGINNING.

PARCEL 4:
BEGINNING AT A POINT WHICH IS SOUTH ALONG THE SECTION LINE 464.94 FEET AND WEST 1679.85 FEET FROM THE EAST QUARTER CORNER SECTION 22, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 0°19' WEST 284.89 FEET; THENCE SOUTH 87°43' WEST 441.80 FEET; THENCE NORTH 0°19' EAST 304.13 FEET; THENCE SOUTH 89°48' EAST 443.71 FEET TO THE POINT OF BEGINNING.

PARCEL 5:
COMMENCING 29.47 FEET SOUTH AND 1528.6 FEET WEST AND 200.0 FEET NORTH 89°48' WEST FROM THE EAST QUARTER CORNER OF SECTION 22, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 19' WEST 436.0 FEET; THENCE NORTH 89°48' WEST 100.0 FEET; THENCE NORTH 19' EAST 436.0 FEET; THENCE SOUTH 89°48' EAST 100.0 FEET TO THE POINT OF BEGINNING.

Initials 

WATER RIGHTS ADDENDUM TO LAND DEEDS

Grantor: Veronica L. Feild, Trustee of The Veronica L Feild Trust u/a dated April 1, 2017
 Grantee: Payson Properties LLC, a Utah Limited Liability Company
 Tax ID Number(s): 30-073-0041, 30-073-0079, 30-073-0090, 30-073-0092, and 30-073-0274

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:

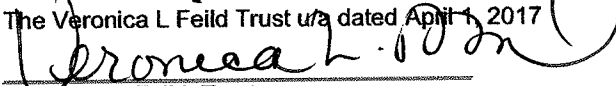
- Check one box only** Proceed to Section
- 1 All of Grantor's water rights used on Grantor's Parcel(s) are being conveyed. A
 - 2 Only a portion of Grantor's water rights are being conveyed. (County Recorder should forward a copy of this form to the Utah Division of Water Rights if Box 1 or 2 above is checked) B
 - 3 No water rights are being conveyed. C
 - 4 Water rights are being conveyed by separate deed. C

Important Notes
(see other side)

Section		Important Notes (see other side)
A	The water right(s) being conveyed include Water Right No(s) 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 Rights 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 checked="" type="checkbox"/> Grantor is endorsing and delivering To Grantee stock certificates for FOUR Shares stock in the following water company: Goosenest Water Company <input checked="" type="checkbox"/> Culinary water service is provided by: Goosenest Water Company <input checked="" type="checkbox"/> Outdoor water service is provided by: Goosenest Water Company <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: The Veronica L Feild Trust u/a dated April 1, 2017

 Veronica L. Feild, Trustee

Grantee's Acknowledgment of Receipt: Payson Properties LLC, a Utah Limited Liability Company

C. Keith Rooker, Manager Michael D. Rawlins, Manager

Grantee's Address: 2050 South Rim Rock Canyon Drive, Elkridge, Utah 84651
NOTE: GRANTEE MUST KEEP A CURRENT ADDRESS ON FILE WITH THE UTAH DIVISION OF WATER RIGHTS.

WATER RIGHTS ADDENDUM TO LAND DEEDS

Grantor: Veronica L. Feild, Trustee of The Veronica L Feild Trust u/a dated April 1, 2017
 Grantee: Payson Properties LLC, a Utah Limited Liability Company
 Tax ID Number(s): 30-073-0041, 30-073-0079, 30-073-0090, 30-073-0092, and 30-073-0274

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 <input type="checkbox"/> | All of Grantor's water rights used on Grantor's Parcel(s) are being conveyed. | Proceed to Section A |
| 2 <input type="checkbox"/> | 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) | B |
| 3 <input checked="" type="checkbox"/> | No water rights are being conveyed. | C |
| 4 <input type="checkbox"/> | 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) 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 Rights 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)	N4 N5 N5 N2
C Disclosures By Grantor: (check all boxes that apply) <input checked="" type="checkbox"/> Grantor is endorsing and delivering To Grantee stock certificates for FOUR Shares stock in the following water company: Goosenest Water Company <input checked="" type="checkbox"/> Culinary water service is provided by: Goosenest Water Company <input checked="" type="checkbox"/> Outdoor water service is provided by: Goosenest Water Company <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

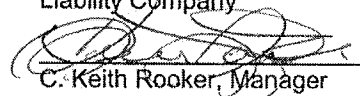
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The undersigned acknowledge sole responsibility for the information contained herein even though they may have been assisted by employees of the Utah Division of Water Rights, real estate professionals, or other professionals, except to the extent that title insurance or a legal opinion concerning such information is obtained.

Grantor's Signature: The Veronica L Feild Trust u/a dated April 1, 2017.

 Veronica L. Feild, Trustee

Grantee's Acknowledgment of Receipt: Payson Properties LLC, a Utah Limited Liability Company


 C. Keith Rooker, Manager

 Michael D. Rawlins, Manager

Grantee's Address: 2050 South Rim Rock Canyon Drive, Elkridge, Utah 84651

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 "ECUS" which are quantified at the rate of 0.028 acre-feet per EAU 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.

The Utah Division of Water Rights (often referred to as the State Engineer's Office) is located at 1594 W. North Temple, Suite 220, PO Box 146300, Salt Lake City, Utah 84114-6300 Telephone: 801-553-7240 Web Address: www.waterrights.utah.gov