

DOC ID 20120044655

Corporate Warranty Deed Page 1 of 3  
Russell Shirts Washington County Recorder  
12/28/2012 03:05:31 PM Fee \$14.00 By  
SOUTHERN UTAH TITLE

**When Recorded Mail Deed and Tax Notice To:**

Ken & Kerrie Graff Family Revocable Trust  
911 W Blue Mountain Road  
Washington, UT 84780

Order No. 170039  
Tax I.D. No. 1008-C-HV

Space Above This Line for Recorder's Use

**CORPORATE WARRANTY DEED**

**Twin Oaks, Inc., a Utah Corporation**, organized and existing under the laws of the State of Utah, with its principal office at Santa Clara, County of Washington, State of Utah, grantor(s), hereby **CONVEYS and WARRANTS to**

**Kenneth J. Graff and Kerrie L. Graff, Trustees of the Ken & Kerrie Graff Family Revocable Trust, dated September 30, 2004**, grantee(s) of Washington, County of Washington, 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:

**The Northeast Quarter (NE<sup>1</sup>/<sub>4</sub>) of Section 22, Township 38 South, Range 11 West, Salt Lake Base and Meridian.**

**SEE WATER RIGHT ADDENDUM ATTACHED HERETO AND MADE A PART HEREOF.**

TOGETHER WITH all improvements and appurtenances thereunto belonging, and being **SUBJECT TO** easements, restrictions, reservations and rights of way currently appearing of record and those enforceable in law and equity.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the grantor(s) has/have caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 28<sup>th</sup> day of December, A. D. 2012.

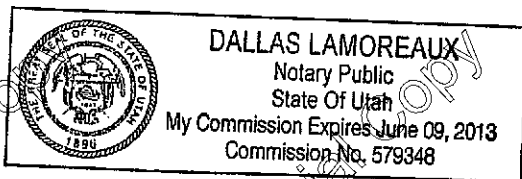
Twin Oaks, Inc., a Utah Corporation

BY: Steven M. Sevy  
Steven M. Sevy, President,

**NOTARY**

State of Utah )  
County of Washington )

On the 28<sup>th</sup> day of December, A. D. 2012, personally appeared before me, Steven M. Sevy, who being by me duly sworn, did say that the said Steven M. Sevy, is the President of Twin Oaks, Inc., a Utah Corporation, and that said instrument was signed in behalf of said corporation by authority of its by-laws (or by a resolution of its board of directors) and said Steven M. Sevy, duly acknowledged to me that said corporation executed the same and that the seal affixed is the seal of said corporation.



Notary Public  
Notary Public

## WATER RIGHTS ADDENDUM TO LAND DEEDS

Grantor: Twin Oaks, Inc., a Utah Corporation and Steven M. Sevy, President  
 Grantee: Kenneth J. Graff and Kerrie L. Graff, Trustees of the Ken & Kerrie Graff Family Revocable Trust, dated September 30, 2004

Tax ID Number(s): 1008-C-HV

**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 included Water Right No(s). _____  along with all applications pertaining to the water rights (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 Liver 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 rights (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 _____ Shares stock in the following water company: <input type="checkbox"/> Culinary water service is provided by: _____ <input type="checkbox"/> Out door water service is provided by: _____ <input checked="" 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 for 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: *Steven M. Sevy*

Steven M. Sevy, President of Twin Oaks, Inc., a Utah Corporation

Grantee's Acknowledgement of Receipt: *Ken & Kerrie Graff* *Kerrie L. Graff* *Trustees*

Ken & Kerrie Graff Family Revocable Trust, dated September 30, 2004

Grantee's Address: Kenneth J. Graff and Kerrie L. Graff, Trustees

911 W Blue Mountain Road, Washington, Utah, 84780

**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 encourage 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](http://www.waterrights.utah.gov)**

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DOC # 20130042500

Affidavit & Death Certificate Page 1 of 4  
Russell Shirts Washington County Recorder  
11/14/2013 01:09:31 PM Fee \$ 20.00  
By SOUTHERN UTAH TITLE CO

WHEN RECORDED MAIL TO:

KENNETH J. GRAFF  
911 W. Blue Mountain Road  
Washington, Utah 84780

Order No.: ACCOMMODATION ONLY  
Tax Serial No: 6193-A-1-A-2,  
1008-C-HV, W-SNGS-3-143



Space Above This Line for Recorder's Use



**AFFIDAVIT OF TRUSTEE(S)**

STATE OF UTAH )  
County of Washington )

COMES NOW, KENNETH J. GRAFF, UPON FIRST BEING DULY SWORN, UPON HER/HIS OATH DEPOSES AND SAYS:

1. That KENNETH J. GRAFF is a citizen of the United States over the age of 21 years and a resident of Washington, County of Washington, State of Utah.
2. That he is the Husband of KERRIE LYNN FORSYTH GRAFF, who passed away on the 14th day of October, 2013, and whose death is evidenced by the attached Certified copy of Certificate of Death.
3. That KERRIE LYNN FORSYTH GRAFF, also known as KERRIE L. GRAFF, whose death is evidenced above, is one and the same person as that certain individual who acquired the real property shown below, as Trustee of the KEN & KERRIE GRAFF FAMILY REVOCABLE TRUST, dated September 30, 2004, by Deed recorded October 24, 2004, as Doc. No. 904066, in Book 1676, at Page 1361, for Parcel 1; and by Deed recorded December 28, 2012, as Doc. No. 20120044655, for Parcel 2; and by Deed recorded June 14, 2012, as Doc. No. 20120019571, for Parcel 3; Official Washington County Records:

See Exhibit "A" attached hereto and made a part hereof.

4. That according to Article VIII, under the KEN & KERRIE GRAFF FAMILY REVOCABLE TRUST, dated September 30, 2004, that upon the death of KERRIE L. GRAFF, KENNETH J. GRAFF, was to serve as the Sole Trustee; that the above described Trust is still in full force and effect and that by operation of said Trust, KENNETH J. GRAFF is the Successor Trustee of the KEN & KERRIE GRAFF FAMILY REVOCABLE TRUST, dated September 30, 2004.

DATED this 13<sup>th</sup> day of November, A. D. 2013

SOUTHERN UTAH TITLE COMPANY  
ACCOMMODATION RECORDING ONLY  
NOT EXAMINED

KENNETH J. GRAFF

See Additional Page for Notary Acknowledgment.

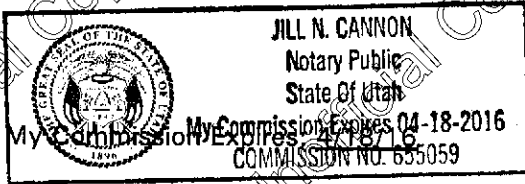
Attached to and made a part of that certain Affidavit executed by KENNETH J. GRAFF.

Order No.: ACCOMMODATION ONLY  
Tax Serial No: 6193-A-1-A-2, 1008-C-HV, W-SNGS-3-143

**NOTARY**

STATE OF UTAH )  
 )  
 ) ss  
County of Washington )

The foregoing instrument was acknowledged, subscribed and sworn to before me by KENNETH J. GRAFF this 17th day of November, A. D. 2013.



*Jill N. Cannon*  
\_\_\_\_\_  
JILL N. CANNON, Notary Public  
Notary Public residing at: St. George, Utah

Attached to and made a part of that certain Affidavit executed by KENNETH J. GRAFF.

Order No. : 174628

Tax Serial No: 6193-A-1-A-2, 1008-C(HV), W-SNGS-3-143

**Exhibit "A" - Legal Description**

**PARCEL 1:**

An undivided 1/3 interest in the following described property:  
Tract 37, of Section 23, Township 39 South, Range 15 West, Salt Lake Base & Meridian

LESS AND EXCEPTING all of Pine Acres Subdivision and all of Pine Valley Shadow Hills Estates, Phase 1.

**PARCEL 2:**

The Northeast Quarter (NE<sup>1</sup>/<sub>4</sub>) of Section 22, Township 38 South, Range 11 West, Salt Lake Base and Meridian.

**PARCEL 3:**

All of Lot 143, SILVERSTONE 3 AT GREEN SPRINGS, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

\*\*\*

Initials: KJS

CERTIFICATION OF VITAL RECORD

**STATE OF UTAH**

**CERTIFICATE OF DEATH**

State File Number: 2013013151

**Kerrie Lynn Forsyth Graff**

**DECEDENT INFORMATION**

Date of Death:	October 14, 2013	Time of Death:	03:43
City of Death:	Washington	County of Death:	Washington
Age:	58	Date of Birth:	January 2, 1955
Place of Birth:	Phoenix, Arizona	Sex:	Female
Armed Services:	No	Marital Status:	Married
Spouse's Name:	Kenneth Jay Graff	Usual Occupation:	Homemaker
Industry/Business:	Own Home	Education:	High School or GED
Residence:	Washington, Utah	Father's Name:	Stanley Swenson Forsyth
Mother's Name:	Helen Kathryn Morris	Facility Type:	Home
Facility or Address:	911 West Blue Mountain Road		

**INFORMANT INFORMATION**

Name:	Kenneth J Graff	Relationship:	Husband
Mailing Address:	911 West Blue Mountain Road, Washington, Utah 84780		

**DISPOSITION INFORMATION**

Method of Disposition:	Burial
Place of Disposition:	Tonaquint Cemetery, St. George, Utah
Date of Disposition:	October 18, 2013

**FUNERAL HOME INFORMATION**

Funeral Home:	Southern Utah Mortuary - Cedar City
Address:	190 North 300 West, Cedar City, Utah 84720
Funeral Director:	James C Graff

**MEDICAL CERTIFICATION**

Medical Professional:	Derrick Haslem MD, 544 South 400 East, St George (Washington), Utah 84770
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**CAUSE OF DEATH**


Cancer Cachexia Syndrome
Due to (or as a consequence of): Metastatic Cervical Cancer [Onset: 6 Months]
Tobacco Use: Non-user
Medical Examiner Contacted: No Autopsy Performed: No Manner of Death: Natural

Date Registered: October 17, 2013

Date Issued: October 17, 2013

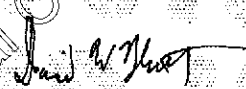
This is an exact reproduction of the facts registered in the Utah State Office of Vital Records and Statistics. Security features of this official document include: Intaglio Border, V & R images in top cycloids, and intaglio microtext. This document displays the date, seal and signature of the Utah State Registrar and the County/District Health Officer.



  
Janice L. Houston, State Registrar  
Office of Vital Statistics



\*064299344\*

  
David W. Blodgett  
Director/Health Officer  
County/District Health Department

