

Warranty Deed Page 1 of 3

Gary Christensen, Washington County

Recorder

01/13/2021 03:17:11 PM Fee \$40.00 By GT

TITLE SERVICES

MAIL TAX NOTICES TO GRANTEE(S) AT:

1363 NORTH ROME WAY, APPLE VALLEY, UTAH 84737



File No. W39905

Tax ID No(s): AV-1329

WARRANTY DEED

CEDAR VISTA LLC, a UTAH limited liability company (hereafter referred to as "**Grantor**"), in exchange for good and valuable consideration, hereby conveys and warrants to

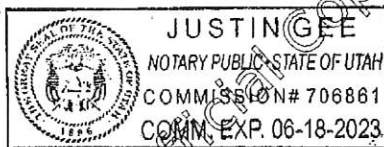
TLW INVESTMENTS LLCof **WASHINGTON** County, State of **Utah** (hereafter "**Grantee**"),the certain real property located in **WASHINGTON** County, Utah, which is described as follows:**See Attached Exhibit "A"**(Street Address(es) (if any) for Reference Purposes):**VACANT LAND, ST GEORGE, UT 84790**

Subject to easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the current year and thereafter.

The undersigned person executing this deed on behalf of Grantor represents and certifies that he/she has been fully authorized and empowered, by proper action of the governing body of Grantor, to execute and deliver this deed; that Grantor has full capacity to convey the real estate described herein; and that all necessary action for the making of such conveyance has been taken and done.

Witness the hand of Grantor this 17 day of **DECEMBER**, 2020.**CEDAR VISTA LLC**By: **JOHN BAGLEY, MANAGER****STATE OF UTAH****COUNTY OF WASHINGTON**

On this 17 day of December, 2020, personally appeared before me **JOHN BAGLEY**, who stated that he/she is the **MANAGER** of **CEDAR VISTA LLC**, the named Grantor of the within instrument, proved on the basis of satisfactory evidence to be the person whose name(s) is/are subscribed to this instrument, and duly acknowledged that he/she/they executed this instrument in his/her authorized capacity on behalf of said company, intending to be legally bound. Witness my hand and official seal.



NOTARY PUBLIC

File Number: W39905
County Parcel Number(s) (For Reference Purposes Only)
AV-1329

EXHIBIT "A"

THE NORTHWEST QUARTER, LESS AND EXCEPTING THE SOUTH 40.00 ACRES, (AS MEASURED ALONG THE SOUTH LINE) OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN;

ALSO LESS AND EXCEPTING THE FOLLOWING: BEGINNING AT THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 42 SOUTH, RANGE 11 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 89°57'52" EAST ALONG THE SECTION LINE 2639.81 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 29, THENCE SOUTH 0°05'25" EAST ALONG THE QUARTER SECTION LINE 1019.60 FEET; THENCE NORTH 89°57'52" WEST 2639.41 FEET TO A POINT ON THE SECTION LINE; THENCE NORTH 0°06'46" WEST ALONG THE SECTION LINE 1019.60 FEET TO THE POINT OF BEGINNING.

WATER RIGHTS ADDENDUM TO LAND DEEDS

Grantor: CEDAR VISTA LLC
Grantee: TLW INVESTMENTS LLC
Tax ID Number(s): AV-1329

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.
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)
3 ☐ No water rights are being conveyed.
4 ☐ Water rights are being conveyed by separate deed.

Proceed to Section

A
B
C
C

Section

Important Notes
(see other side)

A	The water right(s) being conveyed include Water Right No(s). <u>81-4536</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 N6
B	Only the following water rights are being conveyed: (check all boxes that apply) <input type="checkbox"/> All of Water Right No(s). _____ <input checked="" type="checkbox"/> <u>17.46</u> acre-feet from Water Right No. <u>81-4536</u> 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 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: _____

Grantee's Acknowledgment of Receipt: _____

Grantee's Mailing Address: 1363 NORTH ROME WAY, APPLE VALLEY, UTAH 84737

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