

FORWARD TAX NOTICE TO:  
Grantee  
P.O. Box 14016  
Ogden, Utah 84412

## WARRANTY DEED

Sandra M. Palmer and Janice Larsen—Successor Trustees of The Family Trust of Harold H. McFarland and Marva C. McFarland, dated 8-11-2004, hereinafter referred to as Grantor, do hereby grant, convey, assign, warrant, and deed to:

Terakee Properties L.P. a Utah Limited Partnership

hereinafter referred to as Grantee, for the sum of Ten Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, all of the fee simple, marketable right, title and interest in and to the following described real property, located in Weber County, State of Utah, more particularly described as follows:

See Legal Description of Subject Property on attached Exhibit "A"  
Weber County, State of Utah, Tax Parcel Numbers:  
15-028-0001; 15-028-0005; 15-028-0006; 15-028-0019; 15-028-0039

Together with all of the Grantors right, title and interest in Utah State Division of Water Rights Number 35-8084.

**TO HAVE AND TO HOLD**, the Premises, together with all and singular rights, privileges, tenements, appurtenances, fixtures, improvements in, on, or under the premises. Grantor covenants with, and represents to, Grantee and its successors and assigns that it is lawfully seized in fee of the premises, that the same is free of all liens and encumbrances, subject only to non-delinquent taxes and any assessments, reservations, restrictions, rights-of-way, and easements of record.

Sandra M Palmer 5/25/21  
Sandra M. Palmer—Trustee of The Family Trust of  
Harold H. McFarland and Marva C. McFarland, dated 8-11-2004

Janice Larsen 5/25/21  
Janice Larsen—Trustee of The Family Trust of  
Harold H. McFarland and Marva C. McFarland, dated 8-11-2004  
"Seller"

## EXHIBIT "A" LEGAL DESCRIPTION

File No.: 178433

PARCEL 1:

PART OF THE SOUTHEAST QUARTER OF NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, LYING SOUTH OF WEBER RIVER.

EXCEPT THAT PORTION DEEDED #1719913 2085-1583 PARCEL 1.

PARCEL 2:

PART OF SECTION 9, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 9; THENCE WEST 6.42 CHAINS; THENCE SOUTH 2D EAST 17.31 CHAINS; THENCE SOUTH 72°45' EAST 7.21 CHAINS TO EAST LINE OF SECTION; THENCE NORTH 19.4 CHAINS TO BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS FOR FARM PURPOSES: BEGINNING ON THE WEST LINE OF 33 FOOT LANE 912.5 FEET EAST OF THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTH 122 RODS ALONG LANE; THENCE EASTERLY 68.48 RODS; THENCE SOUTH 20 FEET; THENCE WESTERLY 67.27 RODS TO A POINT 20 FEET EAST OF WEST SIDE OF LANE; THENCE SOUTH 80.25 RODS; THENCE EAST TO EAST SIDE OF 33 FOOT LANE; THENCE SOUTH 41.75 RODS TO ROAD; THENCE WEST 33 FEET TO BEGINNING, AS DESCRIBED IN THE QUIT CLAIM DEED DATED MARCH 7, 1936 AND RECORDED JUNE 4, 1936 IN BOOK 126 OF DEEDS AT PAGE 527.

SUBJECT TO A RESERVATION OF A COMMON USE OF THE ABOVE DESCRIBED RIGHT-OF-WAY AND A 20 FOOT RIGHT-OF-WAY ADJOINING THE EAST TERMINUS OF THE ABOVE DESCRIBED RIGHT-OF-WAY; RUNNING EASTWARD TO THE EAST LINE OF SAID SECTION 9 FOR ACCESS TO SECTION 10, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.

EXCEPTING THAT PART LYING WITHIN THE CORPORATE LIMITS OF MARRIOTT-SLATERVILLE CITY.

PARCEL 3:

PART SOUTHEAST QUARTER SECTION 9, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 41.75 RODS NORTH FROM SOUTHEAST CORNER OF SAID QUARTER SECTION; RUNNING THENCE WEST 1228.69 FEET; THENCE NORTH 0°56'30" EAST 362.32 FEET TO THE NORTHEAST CORNER OF MCFARLAND SUBDIVISION, THENCE EAST ALONG THE SOUTH LINE OF A 60 FOOT STRIP (E# 1719913) TO A POINT NORTH 55°49'58" WEST FROM THE POINT OF BEGINNING; THENCE NORTH 03°08'19" EAST 1525.19 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID SOUTH- EASTERLY QUARTER; THENCE EAST ALONG SAID NORTH LINE 61.52 FEET, MORE OR LESS, THENCE SOUTH 2D WEST 17.31 CHAINS; THENCE SOUTH 72°45' EAST 7.25 CHAINS; THENCE SOUTH TO THE PLACE OF BEGINNING. SUBJECT TO R-O-W (126-527).

PARCEL 4:

File No.: 178433  
Exhibit A Legal Description

Page 1 of 2

PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN: BEGINNING AT A POINT WHICH IS IDENTICAL WITH THE CENTER OF THE SAID NORTHEAST QUARTER SECTION 9; RUNNING NORTH 39°28' WEST 44 FEET; THENCE NORTH 53°30' WEST 214.6 FEET; THENCE NORTH 50°30' WEST 133 FEET; THENCE NORTH 35°30' WEST 232 FEET; THENCE SOUTH 25°0' WEST 156 FEET; THENCE SOUTH 72°30' WEST 162 FEET; THENCE SOUTH 54°0' WEST 107 FEET; THENCE SOUTH 2°0' EAST 462.5 FEET; THENCE SOUTH 60°30' EAST 180 FEET; THENCE SOUTH 88°0' EAST 322.5 FEET; THENCE NORTH 83°44' EAST 251 FEET; THENCE NORTH 65 FEET; THENCE NORTH 18°22'18" EAST 303 FEET; THENCE WEST 95.5 FEET TO THE PLACE OF BEGINNING.

PARCEL 5:

THAT PART OF THE FOLLOWING DESCRIBED PROPERTY LYING WITHIN THE CORPORATE LIMITS OF MARRIOTT-SLATERVILLE CITY. PART OF SECTION 9, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 9, THENCE WEST 6.42 CHAINS; THENCE SOUTH 2D EAST 17.31 CHAINS; THENCE SOUTH 72°45' EAST 7.21 CHAINS TO EAST LINE OF SECTION; THENCE NORTH 19.4 CHAINS TO BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS FOR FARM PURPOSES: BEGINNING ON THE WEST LINE OF 33 FOOT LANE 912.5 FEET EAST OF THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTH 122 RODS ALONG LANE; THENCE EASTERLY 68.48 RODS; THENCE SOUTH 20 FEET; THENCE WESTERLY 67.27 RODS TO A POINT 20 FEET EAST OF WEST SIDE OF LANE; THENCE SOUTH 80.25 RODS; THENCE EAST TO EAST SIDE OF 33 FOOT LANE; THENCE SOUTH 41.75 RODS TO ROAD; THENCE WEST 33 FEET TO BEGINNING. AS DESCRIBED IN THE QUIT CLAIM DEED DATED MARCH 7, 1936 AND RECORDED JUNE 4, 1936 IN BOOK 126 OF DEEDS AT PAGE 527.

SUBJECT TO A RESERVATION OF A COMMON USE OF THE ABOVE DESCRIBED RIGHT OF WAY AND A 20 FOOT RIGHT OF WAY ADJOINING THE EAST TERMINUS OF THE ABOVE DESCRIBED RIGHT OF WAY; RUNNING EASTWARD TO THE EAST LINE OF SAID SECTION 9 FOR ACCESS TO SECTION 10, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.

## WATER RIGHTS ADDENDUM TO LAND DEEDS

Grantor: The Family Trust of Harold H. McFarland & Marva C. McFarland dated 8-11-2004  
 Grantee: Terakee Properties LP, a Utah Limited Partnership  
 Tax ID Number(s): 15-028-0001; 0005; 0006;0019;0039

**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 checked="" 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.<br><small>(County Recorder should forward a copy of this form to the Utah Division of Water Rights if Box 1 or 2 above is checked)</small> | B                    |
| 3 <input 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)

<b>A</b>	The water right(s) being conveyed include Water Right No(s). <u>35-8084</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: Sandra M Palmer Trustee Janice Larsen Trustee  
 Grantee's Acknowledgment of Receipt: Mod Palmer  
 Grantee's Mailing Address: P.O. Box 14016, Ogden, UT. 84412  
 NOTE: GRANTEE MUST KEEP A CURRENT ADDRESS ON FILE WITH THE UTAH DIVISION OF WATER RIGHTS

File No.: 178436  
Mail Tax Notices to:  
Terakee Properties, L.P., a Utah Limited  
Partnership

**WARRANTY DEED**

**Harold P. Eborn and Sherrie A. Eborn, Trustees of The Harold P. Eborn Family Protection Trust,  
dated June 28, 1994,**  
grantor,

hereby CONVEY(S) AND WARRANT(S) to

**Terakee Properties, L.P., a Utah Limited Partnership,**  
grantee,

for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract of land  
in **Weber County, Utah:**

**SEE EXHIBIT "A" ATTACHED HERETO**

Serial Number: 15-028-0046 and 15-028-0047  
Subject to easements, restrictions and rights of way of record.  
WITNESS, the hands of said grantors, **May 25, 2021**

Signed in the presence of:

\_\_\_\_\_

**THE HAROLD P. EBORN FAMILY PROTECTION  
TRUST, DATED JUNE 28, 1994**

*Harold P. Eborn*

Harold P. Eborn  
Trustee

*Sherrie A. Eborn*

Sherrie A. Eborn  
Trustee

State of **Utah**  
County of **Weber**

On the **25th day of May, 2021**, personally appeared before me, **Harold P. Eborn and Sherrie A. Eborn, Trustees of The Harold P. Eborn Family Protection Trust, dated June 28, 1994**, being the signer(s) of the instrument herein and who duly acknowledged to me that he/she/they executed the same.

\_\_\_\_\_  
Notary Public

## EXHIBIT "A" LEGAL DESCRIPTION

File No.: 178436

### PARCEL 1:

PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT THAT IS NORTH 00°45'04" WEST ALONG THE SECTION LINE 1180.41 FEET AND SOUTH 89° 14' 56" WEST 530.57 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 9; THENCE SOUTH 82° 13' 14" WEST 366.26 FEET TO A 923.75 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS NORTH 07°46'46" WEST; THENCE WESTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 8°43'11", A DISTANCE OF 140.58 FEET; THENCE NORTH 89°03'35" WEST 664.65 FEET; THENCE NORTH 0°46'24" EAST 1526.76 FEET; THENCE SOUTH 89°13'33" EAST 391.42 FEET; THENCE NORTH 01°01'53" EAST 50.71 FEET; THENCE SOUTH 89°03'35" EAST 835.86 FEET; THENCE SOUTH 00°56'25" WEST 48.29 FEET; THENCE SOUTH 03°08'19" WEST 1465.19 FEET TO THE POINT OF BEGINNING.

### PARCEL 2:

A 60 FOOT WIDE STRIP OF GROUND WHICH IS PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, THE NORTHERLY BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT THAT IS NORTH 00°45'04" WEST ALONG THE SECTION LINE 1180.41 FEET AND SOUTH 89° 14' 56" WEST 530.57 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 9; THENCE SOUTH 82°13'14" WEST 366.26 FEET TO A 923.75 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS NORTH 07°46'46" WEST; THENCE WESTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 8°43'11" A DISTANCE OF 140.58 FEET; THENCE NORTH 89° 03'35" WEST 664.65 FEET.