

Ent 168677 Bk 1076 Pg 646 - 648  
Date: 28-Feb-2022 12:08:40PM  
Fee: \$40.00 Check Filed By :SS  
CINDI HOLYOAK, Recorder  
SAN JUAN COUNTY CORPORATION  
For: JONES WALDO

RECORDING REQUESTED BY: )  
JONES WALDO HOLBROOK & MCDONOUGH, P.C.)  
SEND TAX NOTICE TO: )  
AMER M. TUMEH )  
644 Doc Allen Drive )  
Moab, UT 84532 )  
AFTER RECORDING RETURN TO: )  
JONES WALDO, ATTN: CLV )  
170 South Main Street, Suite 1500 )  
Salt Lake City, Utah 84101 )

SPACE ABOVE FOR RECORDER'S USE  
PARCEL ID NUMBERS: 40S21E266000/PIN 185481  
40S21E353000/PIN 185503  
C00290190010/PIN 188568  
C00290280010/PIN 188616

### Special Warranty Deed

DOCUMENTARY TRANSFER TAX -0-

For good and other valuable consideration, AMER M. TUMEH does hereby convey and warrant against all claiming by, through, or under him, all his interest in and to the following described real property in the County of San Juan, State of Utah to:

AMER M. TUMEH, sole Trustee, or his successors in trust, under the TUMEH LIVING TRUST, dated November 7, 2021, and any amendments thereto

SEE LEGAL DESCRIPTION ON EXHIBIT A, ATTACHED HERETO.

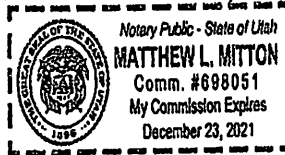
Date: November 7, 2021

*Amer M. TumeH*  
AMER M. TUMEH

STATE OF UTAH )  
COUNTY OF GRAND ) SS

The foregoing instrument was acknowledged before me this November 7, 2021 by AMER M. TUMEH.

*[Signature]*  
Notary Public



*This instrument has been prepared by Jones Waldo Holbrook & McDonough PC solely from information provided by the client. There are no express or implied guarantees as to marketability of title, accuracy of the property or property legal description or quantity of land described, as no examination of title property was requested by the client.*

Exhibit A

Special Warranty Deed

Parcel A-1:

Beginning at a point which is 4635.0 feet West of the Southeastern corner of Section 26, Township 40 South, Range 21 East, SLBM, and running thence North 0°01' West 1201.0 feet, more or less, to the centerline of the pavement of abandoned Utah Highway No. 47; thence along the centerline South 56°21' West 29.7 feet; thence on the arc of a 3448.0 foot radius curve to the right, the long chord of which bears South 61°35' West 703.7 feet; thence South 0°01' East 849.1 feet to the Southwest corner of Section 26; thence East 645.0 feet to the point of beginning. (Parcel #40S21E26-600)

Parcel A-2:

The West 30.0 feet of the NW1/4NW1/4 of Section 35, Township 40 South, Range 21 East, SLBM.

Parcel A-3:

A 30.0 foot by 30.0 foot square at the Northwest corner of Lot 5 of Section 35, Township 40 South, Range 21 East SLBM. 40S21E353000

Tract "X"

A tract of land within the SW1/4 of Section 26, Township 40 South, Range 21 East, SLB&M, County of San Juan, State of Utah, more particularly described as follows:  
Beginning at the southwest corner of said Section 26; thence East 645.00 feet along the south line of said Section 26, thence N00°01'00"W 1202.93 feet more or less to the centerline of the pavement of abandoned Utah Highway No. 47, thence N56°21'00"E 166.02 feet to the beginning of a 1432.70 foot radius curve to the right, thence 353.23 feet along said curve; the chord of said curve is 352.34 feet and bears N63°25'00"E, thence N70°30'00"E 110.00 feet, thence N24°23'34"W 195.04 feet more or less to a point on the south right-of-way line of Highway 191, thence along said right-of-way line S62°54'00"W 1259.70 feet to a point on the west line of said Section 26, thence S00°01'00"E 1093.09 feet to the point of beginning, containing 20.99 acres more or less.

(AFFECTING): 40S21E266001, 40S21E266000

A tract of land within Block 19 of the Cottonwood Addition Subdivision within Section 26, Township 40 South, Range 21 East, SLB&M, more particularly described as follows:

Beginning at the southeast corner of Lot 1, Block 19 of said Cottonwood Addition Subdivision; thence South 04°00'00" East 10.00 feet, thence South 86°00'00" West 360.00 feet, thence North 04°00'00" West 10.00 feet to the southwest corner of Lot 12, Block 19, thence North 04°00'00" West 150.00 feet to the northwest corner of said Block 19, thence North 86°00'00" East 360.00 feet to the northeast corner of said Block 19, thence S04°00'00"E 150.00 feet to the point of beginning. (Combining Parcels C00290190070 and C00290190010)

A tract of land within the Cottonwood Addition subdivision and within the E1/2 of Section 26, Township 40 South, Range 21 East, SLB&M, and more particularly described as follows:

Beginning at the southeast corner of Block 18 of said Cottonwood Addition Subdivision; and running thence South 04°19'32" East 300.00 feet along the east line of Lot 1 and Lot 12 of Block 28 to a point on the south line of said subdivision; thence South 85°40'28" West 150.00 feet along the south line of said Subdivision; thence North 04°19'32" West 140.00 feet to the midpoint on the south line of Lot 3, Block 28; thence South 85°40'28" West 90.00 feet to the southeast corner of Lot 5, Block 28; thence North 04°19'32" West 160.00 feet to the southwest corner of Lot 15, Block 18; thence North 85°40'28" East 240.00 feet to the point of beginning. (Combining parcels C0029018001B, C0029028000C, C00290280010, C0029028001A, C00290280030, C00290280100)