

Recorded 20-Dec-2024 Filing No.108374
At 01:29 PM in Book113 Page 1262
Fee \$40.00 Kaia Bowden Rich County Recorder
For SEAL & KENNEDY, APC

AFTER RECORDING, RETURN TO:

Michael Ellis
PO Box 100
Woodruff, Utah 84086



Grantee Address:

**PO Box 100
Woodruff, Utah 84086**

Trustees Deed

Michael Ellis, as Trustee of the Silas H. Ellis Family Living Trust, dated December 3, 1981, Grantor, hereby QUIT CLAIMS to **Ellis Ranch, LLC, a Utah Limited Liability Company**, Grantee, for ten dollars and other good and valuable consideration, all of Grantors' right, title, and interest in the following described real property located in Rich County, State of Utah.

SEE ATTACHED EXHIBIT A

Together with all improvements thereon and all rights, appurtenances and hereditaments thereunto belonging or in anywise appertaining.

SUBJECT TO:

- a) easements, restrictions, encumbrances, or reservations of record, and
- b) easements or rights-of-way, if any, not recorded but which have been established and now exist by operation of law or equity upon the property or any portion or portions thereof.

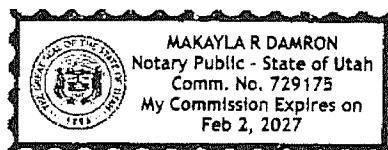
WITNESS the hand of said Grantor as of the 16th day of May, 2024.

Michael Ellis

Michael Ellis, Trustee of the Silas
H. Ellis Family Living Trust dated
December 3, 1981

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

On the 16th day of May, 2024, personally appeared before me **Michael Ellis**, the signer of the within instrument, who duly acknowledged to me that they executed the same in his capacity as Trustee of the Silas H. Ellis Family Living Trust Dated December 3, 1981.



M. Ellis
Notary Public
Residing at: SALT LAKE COUNTY, UTAH

EXHIBIT "A"

Approximately 1853.53 acres of grazing land near Woodruff, Utah, including ranch house and out-buildings and mobile home located thereon, more particularly described as follows:

Parcel Number 20-18-000-0001

All of Section 18, save and except 16 acres located in the North half of Lot 2 of said Section, particularly described as follows: Beginning 3041.3 feet North from the Southwest corner of said Section 18, and running thence North 600 feet; thence East 1200 feet; hence South $7^{\circ} 10'$ West 604.7 feet; thence West 1124.5 feet to the place of beginning.

Parcel Number 20-18-000-0001

Parcel Number 19-23-000-0001

Section 23:

Commencing at the Southeast Corner of Section 23, thence North $49^{\circ} 20'$ west 1948 feet, thence North $62^{\circ} 31'$ West 2642 feet, thence North $26^{\circ} 35'$ West 3132 feet, thence West 67 feet to Northwest Corner 67 feet to Northwest Corner of said Section 23, thence South 5280 feet, thence East 5293 feet to point of beginning.

Parcel Number 19-23-000-0001

Section 26:

Commencing at the Southeast Corner of Section 26, thence West 1257 feet, thence North $16^{\circ} 47'$ West 4747.01 feet, thence North to the Northwest Corner of the Northeast Quarter of Section 26, thence East 5280 feet, more or less, to the Northeast Corner of said Section 26, thence South 5280 feet to the point of beginning.

Parcel Number 19-26-000-0002

Section 35:

Commencing at the Northeast Corner of Section 35 thence West 1257 feet, thence South $32^{\circ} 15'$ East 2323.3 feet, thence North 1996 feet to place beginning.

Parcel Number 19-35-000-0002