Ent 171893 Bk 1087 Pg 796
Date: 28-NOV-2022 12:05:44PM
Fee: $40.00 Charge Filed By: IH
CINDI HOLYOAK, Recorder
SAN JUAN COUNTY CORPORATION
For: ANDERSON OLIVER TITLE CO

Mail Tax Notice to: Sean Houghton Yeates
~~589 Rambling Road~~ 115 North 400 West
~~Grand Junction, CO 81507~~ Blanding, UT 84511

WARRANTY DEED

File Number: 14775

Edson James Black and Wendy Lee Black, joint tenants, GRANTOR(S), whose address is 486 W. 100 S., Blanding, UT 84511 hereby CONVEY(S) AND WARRANT(S) to Sean Houghton Yeates, a single man, GRANTEE(S) whose address is 589 Rambling Road, Grand Junction, CO 81507 for the sum of ($10.00) Ten Dollars and No Cents and other good and valuable considerations the following described tract of land in San Juan County, State of Utah, to-wit:

San Juan County, State of Utah:

Beginning at a point which is North 2210.0 feet and West 66.0 feet of the S1/4 corner of Section 27, Township 36 South, Range 22 East, SLBM; and running thence North 106.0 feet; thence West 121.5 feet; thence South 106.0 feet; thence East 121.5 feet to the point of beginning.

Parcel No. B36220274812

EXCEPTING all coal

Subject to easements, restrictions, and rights of way, however evidenced.

WITNESS the hand of said Grantor, this 28th day of November, 2022.

Edson James Black

Wendy Lee Black

State of Utah)
)ss.
County of San Juan)

On the 28th day of November, 2022, personally appeared before me, Edson James Black and Wendy Lee Black, the signer(s) of the foregoing Warranty Deed who duly acknowledged before me that he/she/they executed the same.

Notary Public Daniel Anderson
My commission expires: June 18, 2023
Residing in: San Juan, Utah

DANIEL G. ANDERSON
NOTARY PUBLIC -STATE OF UTAH
My Comm. Exp 06/18/2023
Commission # 706374