Ent 179140 Bk 1106 Pg 276 - 277 Date: 13-Feb-2024 11:54:10AM Fee: \$40.00 Check Filed By :IH CINDI HOLYOAK, Recorder SAN JUAN COUNTY CORPORATION For: THE MCCULLOUGH GROUP, LLC

RECORDING REQUESTED BY:

KATE NANCE, ESQ. THE McCULLOUGH GROUP, LLC 405 SOUTH MAIN STREET, SUITE 800 SALT LAKE CITY, UTAH 84111

MAIL TAX NOTICE TO GRANTEE ADDRESS:

HENDRIK SCOTT OPFAR AND MARJA OPFAR, TRUSTEES 10808 BAY MEADOW DRIVE SANDY, UTAH 84092

Space above for County Recorder's use

Parcel # 000380000030

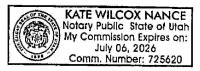
## SPECIAL WARRANTY DEED

HENDRIK SCOTT OPFAR AND MARIA OPFAR, Husband and Wife, as Joint Tenants, grantors, of Salt Lake County, State of Utah, hereby CONVEY and WARRANT against all claiming by, through or under them and undivided one-half interest to HENDRIK SCOTT OPFAR AND MARIA OPFAR, TRUSTEES OF THE SCOTT AND MARIA OPFAR TRUST, dated the Sta day of February, 2024, grantees, of Salt Lake County, State of Utah, for the sum of TEN AND NO/100 (\$10.00) DOLLARS, and for other good and valuable consideration, the following described tract of land in San Juan County, State of Utah:

See attached Exhibit A

WITNESS, the hands of	f said grantors th	nis 8th day of February, 2024.
HENDRIK SCOTT OPFAR		MARIA OPFAR PAR
STATE OF UTAH	)	
COUNTY OF SALT LAKE	; ss. )	
On the 8th day of	<u>Flbruðry</u> ND MARIA O	, 2024, personally appeared before me PFAR, Husband and Wife, as Joint Tenants, the

signers of the within instrument, who duly acknowledged to me that they executed the same.



NOTARY PUBLIC

## **EXHIBIT A**

A PORTION OF LAND WITHIN SECTION 36, T27S, R22E, SLM, SAN JUAN COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Lot 3, BRIDGER JACK MESA SUBDIVISION, PHASE II, according to the official plat thereof.

EXCEPTING therefrom all coal and other minerals that have been previously reserved, conveyed or transferred in prior documents.

Subject to easements, reservations and restrictions however evidenced.