

### SPECIAL WARRANTY DEED

SONDEREGGER, INC., GRANTOR, whose address is P.O. Box 713, Monticello, Utah 84535, hereby conveys and warrants only by, through or under GRANTOR, to MARYSA P. RYAN, as sole Trustee of the Ryan Family Trust dated the 19<sup>th</sup> day of December 2022, GRANTEE, whose address is P.O. Box 1797, Parowan, Utah 84761, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described tract of real property situated in the County of San Juan, State of Utah, described as follows:

Lot 13, HIGHLAND OAKS SUBDIVISION, according to the official plat filed September 24, 1998, as Entry No. 1K006392.

EXCEPTING all coal, oil, gas, mines, metals, gravel and all other minerals.

Parcel No. A00550000130

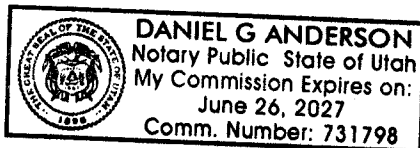
WITNESS the hand of GRANTOR this 3<sup>rd</sup> day of April, 2025.

SONDEREGGER, INC.

By E. Paul Sonderegger  
E. Paul Sonderegger, President

STATE OF UTAH     )  
                              : ss.  
County of San Juan    )

On this 3<sup>rd</sup> day of April, 2025, before me Daniel G. Anderson, a notary public, personally appeared E. Paul Sonderegger, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this Special Warranty Deed, and acknowledged he executed the same on behalf of Sonderegger, Inc., in his capacity as President.



Daniel G. Anderson  
Notary Public  
Residing at Monticello, Utah

My Commission Expires:  
June 26, 2027  
RYAN.SONDEREGGER.SWD