

Ent 182225 Bk 1120 Pg 268
Date: 18-APR-2025 4:33:37PM
Fee: \$40.00 Charge Filed By: DW
CINDI HOLYOAK, Recorder
SAN JUAN COUNTY CORPORATION
For: ANDERSON OLIVER TITLE CO

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 19th 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

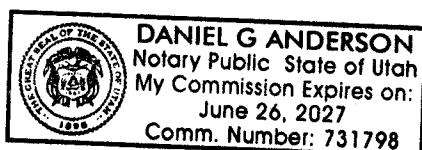
WITNESS the hand of GRANTOR this 3rd day of April, 2025.

SONDEREGGER, INC.

By E. Paul Sonderegger
E. Paul Sonderegger, President

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

On this 31st 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