

WHEN RECORDED MAIL TO
AND MAIL TAX NOTICE TO:
Christopher M. Watkins
722 West Shepard Lane, Suite 103
Farmington , UT 84025

Ent 569560 Pg 1 of 2
Date: 23-Aug-2023 11:52:15AM
Fee: \$40.00
Filed By: DMM
SHELLEY BRENNAN, Recorder
DUCHESNE COUNTY CORPORATION
For: US TITLE INSURANCE AGENCY
Electronically Recorded

WARRANTY DEED

File No.: 067658
APN: 00-0007-1930.

Christopher M. Watkins,

Grantor(s), of Farmington, Davis County, State of Utah, hereby convey(s) and warrant(s) to

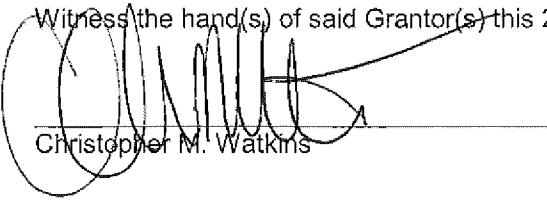
Christopher Watkins,

Grantee(s), of Farmington , Davis County, State of Utah, for the sum of ten dollars and other good and valuable consideration, the following tract of land located in Duchesne County, Utah, to wit:

See Exhibit A attached hereto and made a part hereof.

Subject to easements, restrictions, reservations and rights of way appearing of record.

Witness the hand(s) of said Grantor(s) this 21st day of August, 2023.



Christopher M. Watkins

STATE OF Utah)

:ss)

COUNTY OF Davis)

The foregoing instrument was acknowledged before me the 21st day of August,
2023 by Christopher M. Watkins.



Notary Public

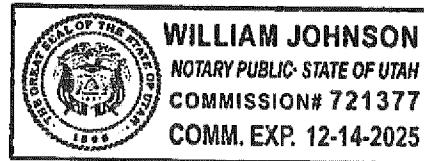


EXHIBIT "A"

PARCEL 2:

Beginning at the Southeast corner of Section 27, Township 2 South, Range 9 West, USB&M; thence along the section line North 89°57'00" East 55.81 feet; thence South 00°03'58" West 2929.17 feet; thence South 36°50'39" West 51.26 feet to the section line; thence North 51°22'03" West 2787.96; thence North 67°45'16" West 1451.03 feet; thence North 52°29'23" West 753.35 feet to the section line; thence along the section line North 88°20'23" East 1331.67 feet to the North Quarter of Section 34; thence South 88°33'40" East 2667.30 feet along the section line to the point of beginning.

Situated in Duchesne County

APN: 00-0007-1930
Tax ID No.: 2540-0001

CTIA#131084-WTF

Ent 539486 Pg 1 of 3
Date: 17-Sep-2020 09:41:11AM
Fee: \$40.00
Filed By: DMM
SHELLEY BRENNAN, Recorder
DUCHESNE COUNTY CORPORATION
For: COTTONWOOD TITLE INSURANCE AGENCY,
Electronically Recorded

Mail Tax Notices To:
Christopher Watkins
722 West Shepard Lane, Suite 103
Farmington, Utah 84025

Parcel No. 00-0035-0536
Tax ID No. 2538-0001-0001

Parcel No. 00-0034-9504
Tax ID No. 2539-0001-0001

WARRANTY DEED

THE HIGHLANDS AT THUNDER RIDGE, LLC, a Utah limited liability company, Grantor, hereby CONVEYS and WARRANTS to CHRISTOPHER WATKINS, an individual, for the sum of \$40.00 dollars and other good and valuable consideration, the land in Duchesne County, Utah, described as follows:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 9 WEST, USB&M; THENCE ALONG THE SECTION LINE N00°23'43"W 2656.56 FEET TO THE WEST QUARTER OF SECTION 26, THENCE ALONG THE SECTION LINE N00°30'47"W 1247.92 FEET, THENCE S61°08'10"E 12.86 FEET, THENCE N60°08'51"E 101.31 FEET, THENCE S44°58'45"E 305.85 FEET, THENCE S59°20'16"E 43.84 FEET, THENCE S85°52'29"E 48.61 FEET, THENCE S36°53'42"W 544.83 FEET, THENCE S53°06'18"E 1180.16 FEET, THENCE S42°00'00"W 1315.89 FEET, THENCE S60°00'02"E 639.74 FEET, THENCE S32°51'10"W 1117.25 FEET, THENCE S00°03'58"W 325.78 FEET TO THE SECTION LINE, THENCE ALONG THE SECTION LINE S89°57'00"W 55.81 FEET TO THE POINT AREA CONTAINING 36.07 ACRES.

SUBJECT TO AND TOGETHER WITH ANY ALL RIGHTS-OF-WAY, EASEMENTS, PRIVILEGES AND APPURTENANCES, EXCEPTING THEREON FROM ALL OIL, GAS, AND OTHER MINERALS.

Parcel No. 00-0035-0536
Tax ID No. 2538-0001-0001

A parcel of land described on Quit Claim Deed, Entry Number 437526, Book A625, page 76, County Recorder's office as follows:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 9 WEST, USB&M; THENCE ALONG THE SECTION LINE N89°32'02"E 2651.59 FEET TO THE NORTH QUARTER OF SECTION 27, THENCE ALONG THE SECTION LINE S89°50'36"E 662.85 FEET, THENCE S49°33'22"E 2365.21 FEET, THENCE N74°13'16"E 86.29 FEET, THENCE S77°18'47"E 106.05 FEET, THENCE N70°46'26"E 105.33 FEET, THENCE S61°08'10"E 93.82 FEET TO THE SECTION LINE, THENCE ALONG THE SECTION LINE S00°30'47"E 1247.92 FEET TO THE EAST QUARTER OF SECTION 27, THENCE ALONG THE SECTION LINE S00°23'43"E 1328.28 FEET TO THE ONE SIXTEENTH LINE, THENCE ALONG THE ONE SIXTEENTH LINE N89°21'57"W 1332.71 FEET TO THE SOUTHEAST ONE SIXTEENTH CORNER, THENCE ALONG THE ONE SIXTEENTH LINE S00°22'28"E 1309.54 FEET TO THE SECTION LINE, THENCE N88°33'40"W 1333.65 FEET TO THE SOUTH QUARTER OF SECTION 27, THENCE ALONG THE SECTION LINE S88°20'23"W 1331.67 FEET, THENCE N63°03'06"W 1391.51 FEET TO THE SECTION LINE, THENCE N00°10'10"W 4556.67 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING. AREA CONTAINING 554.79 ACRES.

LESS THE FOLLOWING DESCRIBED PARCEL (by this survey):

Beginning at the Northwest Corner of said Section 27;
 Thence North 89°31'44" East 2651.78 feet to the Quarter Corner;
 Thence South 89°50'22" East 596.91 feet along the North line of the NE $\frac{1}{4}$ of said Section 27 to the South line of BANDANNA RANCH MOOSE RIDGE PHASE 1 SUBDIVISION;
 Thence South 49°57'09" East 59.15 feet to the SE Corner of Lot 9 said subdivision;
 Thence South 83°28'21" West 283.25 feet;
 Thence North 89°02'48" West 3012.88 feet to the said Northwest Section Corner. Containing 2.906 acres,

FOR A NET AREA OF 551.88± ACRES.

TOGETHER WITH ALL OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 9 WEST, USB&M. AREA CONTAINING 40.35 ACRES.

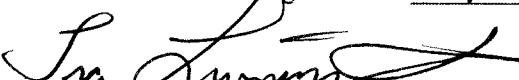
FOR A TOTAL AREA CONTAINING 592.23 ACRES.

SUBJECT TO AND TOGETHER WITH ANY ALL RIGHTS-OF-WAY, EASEMENTS, PRIVILEGES AND APPURTENANCES, EXCEPTING THEREON FROM ALL OIL, GAS, AND OTHER MINERALS.

Parcel No. 00-0034-9504
 Tax ID No. 2539-0001-0001

Appurtenant Water Rights will be transferred by separate instrument.

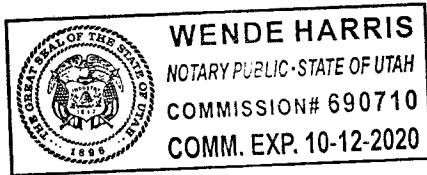
Witness the hand of said grantor this 14th day of Sept., 2020.



The Highlands at Thunder Ridge, LLC
 By: Tracy Livingston
 Its: Manager

STATE OF UTAH)
 COUNTY OF Salt Lake)
 'ss

On Sept. 14, 2020 personally appeared before me, Tracy Livingston, who duly acknowledged to me that he/she had executed this ~~Quit Claim Deed~~ Deed Right on behalf of The Highlands at Thunder Ridge, LLC.



Wende Harris
NOTARY
SEAL:

WHEN RECORDED MAIL TO
AND MAIL TAX NOTICE TO:
Christopher M. Watkins
722 West Shepard Lane, Suite 103
Farmington , UT 84025

Ent 569559 Pg 1 of 3
Date: 23-Aug-2023 11:52:15AM
Fee: \$40.00
Filed By: DMM
SHELLEY BRENNAN, Recorder
DUCESNE COUNTY CORPORATION
For: US TITLE INSURANCE AGENCY
Electronically Recorded

WARRANTY DEED

File No.: 067658
APN: 00-0034-9502
Tax ID No. 2533-2534-0001

The Highlands at Thunder Ridge, LLC,

Grantor(s), of Heber City, Wasatch County, State of Utah, hereby convey(s) and warrant(s) to

Christopher Watkins,

Grantee(s), of Farmington , Davis County, State of Utah, for the sum of ten dollars and other good and valuable consideration, the following tract of land located in Duchesne County, Utah, to wit:

See Exhibit A attached hereto and made a part hereof.

Subject to easements, restrictions, reservations and rights of way appearing of record.

Witness the hand(s) of said Grantor(s) this 22 day of August, 2023.

The Highlands at Thunder Ridge, LLC

BY: Tracy Livingston
Tracy Livingston, Manager

STATE OF Utah)

(ss)

COUNTY OF Summit)

The foregoing instrument was acknowledged before me the 22 day of August,
2023 by Tracy Livingston, Manager of The Highlands at Thunder Ridge, LLC.

Kim Parr
Notary Public

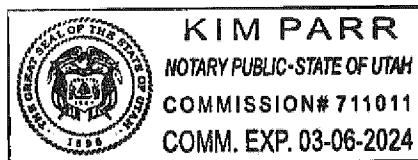


EXHIBIT "A"

PARCEL 1:

Beginning at the Southwest Corner of Section 22, Township 2 South, Range 9 West of the Uintah Special Base and Meridian; thence North 00°24'36" West 1551.45 feet along the West line of the SW1/4 of said Section to a rebar; thence North 89°33'05" East 4561.97 feet to a rebar at a fence corner; thence South 76°31'59" West 332.25 feet to the Northeast corner of Lot 10, BANDANNA RANCH MOOSE RIDGE PHASE 1 SUBDIVISION; thence South 40°01'13" West 1770.23 feet to the Southwest Corner of Lot 9, of said subdivision; thence South 49°57'09" East 208.16 feet along the West line of said subdivision to the South line of said Section 22; thence North 89°50'22" West 596.91 feet along said South line to the South Quarter Corner of said Section 22; thence South 89°31'44" West 2651.78 feet to the Point of Beginning.

Together with the following described parcel:

Beginning at the Northwest Corner of Section 27, Township 2 South, Range 9 West of the Uintah Special Base and Meridian; thence North 89°31'44" East 2651.78 feet to the North Quarter Corner of said Section 27; thence South 89°50'22" East 596.91 feet along the North line of the Northeast Quarter of said Section 27 to the West line of BANDANNA RANCH MOOSE RIDGE PHASE 1 SUBDIVISION; thence South 49°57'09" East 59.16 feet along said West line; thence South 83°28'21" West 283.25 feet; thence North 89°02'48" West 3012.88 feet to the Point of Beginning.

Situated in Duchesne County

APN: 00-0034-9502
Tax ID No.: 2533-2534-0001