

Missing Plat "A"

Order No: 188115
When Recorded Mail to:
ROAM La Sal, LLC & Shrayber – ROAM, LLC
650 South 500 West, Suite 104
Salt Lake City, UT 84101

Ent#:308776 Bk788 Pg1343
Date:12-Aug-2021 03:40 PM
Fee: \$40.00 ACH
Filed by: HHC
TALISHA A JOHNSON, RECORDER
SANPETE COUNTY CORPORATION
For: Mountain View Title - Ogden

Twin Oaks 13-15-16
24-15-16

SPECIAL WARRANTY DEED

PCRV, LLC, a Utah Limited Liability Company, duly organized and existing under and by virtue of the laws of the State of Utah,
grantor,

hereby CONVEY(S) AND WARRANT(S) against all claiming by, through or under to

Roam La Sal, LLC and Shrayber-Roam, LLC, as Tenants in Common,

grantee,

for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract of land in **Sanpete County, Utah**:

SEE EXHIBIT "A" ATTACHED HERETO

Together with all water rights appurtenant to said property, including but not limited to Water Right Serial Numbers 65-2477 (a65380), 65-2437 (a15568), and 65-2383 (a63076) as file with the Utah Division of Water Rights.

Serial Numbers: 32668 and 26622X

SUBJECT TO: County and/or City taxes not delinquent, Bonds and/or Special Assessments not delinquent and Covenants, Conditions, Restrictions, Rights-of-Way, Easements and Reservations now of Record.

****See Attached Signature and Notary Acknowledgement****

In witness whereof, the Grantor has caused its name and seal to be hereunto affixed by its duly authorized officer on this the day of 17th day of August, 2021

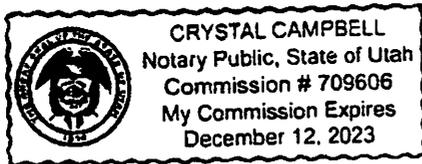
Signed in the presence of:

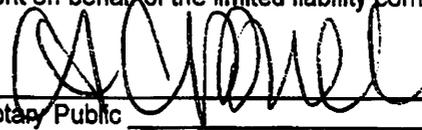
PCRV, LLC, a Utah Limited Liability Company
By: Eugene Gordon, Inc.
Its: Manager


Jared M. Westhoff, President

State of Utah
County of Salt Lake

On the 17th day of August, 2021, personally appeared before me Jared M. Westhoff, known to me to be a member(s)/manager(s) or designated agent(s) of the limited liability company that executed the instrument and acknowledged the instrument to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath state that he or she (they) is(are) authorized to execute this instrument and in fact executed the instrument on behalf of the limited liability company.





Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1: (32668)

Plat A

LOT 104, TWIN OAKS SUBDIVISION F.K.A., PINE CREEK RANCHOS SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD ON THE SANPETE COUNTY RECORDER'S OFFICE, STATE OF UTAH.

LESS AND EXCEPTING THEREFROM THAT PROPERTY DESCRIBED AS FOLLOWS: (32668)

BEGINNING AT A POINT ON THE SOUTH BOUNDARY LINE OF LOT 104, WHICH POINT IS SOUTH 76°11'30" EAST 642.00 FEET FROM THE SOUTHWEST CORNER OF LOT 104, PINE CREEK RANCHOS, LOCATED IN SECTIONS 13 AND 24, TOWNSHIP 15 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 76°11'30" EAST ALONG SAID SOUTH BOUNDARY LINE 309.47 FEET TO THE SOUTHEAST CORNER OF LOT 104; THENCE NORTH 11°32' WEST ALONG EAST BOUNDARY LINE OF LOT 104 73.87 FEET TO FENCELINE; THENCE NORTH 89°42'14" WEST ALONG SAID FENCELINE 285.68 FEET TO POINT OF BEGINNING.

PARCEL 2: (26622X)

Plat A

BEGINNING AT THE SOUTHWEST CORNER OF LOT 104, TWIN OAKS SUBDIVISION F.K.A., PINECREEK RANCHOS, LOCATED IN SECTION 13 AND 24, TOWNSHIP 15 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 17°34'33" EAST ALONG COUNTY ROAD RIGHT OF WAY 157.57 FEET TO FENCE LINE; THENCE SOUTH 89°42'14" EAST ALONG SAID FENCELINE 575.70 FEET TO SOUTH BOUNDARY LINE OF SAID LOT 104; THENCE NORTH 76°11'30" WEST ALONG SAID SOUTH BOUNDARYLINE 642.00 FEET TO POINT OF BEGINNING.