

Mail Recorded Deed & Tax Notice To:
Full Tilt Holdings, LLC,
C/O Carlton Richey
3471 South 4550 West
West Haven, UT 84401

Entry #: 00319517 B: 0639 P: 0293
10/24/2024 08:52 AM FEE: \$104.00
Warranty Deed Page: 1 of 4
Debra P. Zirbes, Juab County Recorder
BY: COTTONWOOD TITLE INSURANCE AGENCY, INC



File No.: 178354-MCP

SPECIAL WARRANTY DEED

Carlton Richey

GRANTOR(S), of West Haven, State of Utah, hereby Conveys and Warrants against all who claim by, through, or under the grantor to

Full Tilt Holdings, LLC,

GRANTEE(S), of West Haven, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Juab County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO CONTAINING PARCELS 1-41 AND EXHIBIT B - A DESCRIPTION FOR THE REMAINDER

TAX ID NO.: XF00-6324-201 thru 207, XF00-6325-108 thru 141 & XF00-6325-11 for the Exhibit B Parcel
(for reference purposes only)

~~**SUBJECT TO:** Property taxes for the year 2024 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.~~

[Signature on following page]

Dated this 23RD day of October, 2024.

Carlton Richey



STATE OF UTAH

COUNTY OF DAVIS

On this 23RD day of October, 2024, before me, personally appeared **Carlton Richey**, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document.


Notary Public

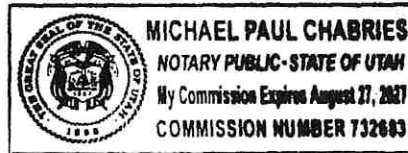


EXHIBIT A

Sahara Sunrise Subdivision

The Northeast Quarter of the Southeast Quarter of Section 21, Township 11 South, Range 4 West, Salt Lake Base and Meridian.

Also, the Southeast Quarter of the Northwest Quarter and all of the South Half of Section 22, Township 11 South, Range 4 West, Salt Lake Base and Meridian.

More particularly described as follows:

Beginning at the B.L.M. brass cap monument marking the Southwest Corner of Section 22, Township 11 South, Range 4 West, Salt Lake Base and Meridian, thence North 00°02'15" West 1323.16 feet to the South Sixteenth Corner of said Section 22;

Thence South 89°22'54" West 1322.36 feet to the Southeast Sixteenth Corner of Section 21, of said township and range;

Thence North 00°01'10" West 1322.53 feet to the Center East Sixteenth Corner of said Section 21;

Thence North 89°21'34" East 1322.08 feet to the West Quarter Corner of said Section 22;

Thence South 89°54'39" East 1319.69 feet to the Center West Sixteenth Corner of said Section 22;

Thence North 00°06'49" West 1327.26 feet to the Northwest Sixteenth Corner of said Section 22;

Thence North 89°51'33" East 1317.36 feet to the Center North Sixteenth Corner of said Section 22;

Thence South 00°12'50" East 1332.56 feet to the Center Quarter Corner of said Section 22;

Thence South 89°55'01" East 2644.24 feet to the East Quarter Corner of said Section 22;

Thence South 00°22'33" East 2653.95 feet to the Southeast Corner of said Section 22;

Thence North 89°49'58" West 2651.54 feet to the South Quarter Corner of said Section 22;

Thence North 89°49'45" West 2647.90 feet to the point of beginning.

Tax Id: XF00-6324-201 thru 207, and XF00-6325-108 thru 141

Exhibit B

REMAINDER DESCRIPTION:

A parcel of land lying and situate in the south half of Section 22, Township 11 South, Range 4 West, Salt Lake Base and Meridian.

Beginning at the B.L.M. brass cap monument marking the Southwest East Quarter Corner of Section 22, Township 11 South, Range 4 West, Salt Lake Base and Meridian, thence South 00°22'33" East 2653.95 feet coincident with the east line of the Southeast Quarter of said Section 22 to the Southeast Corner thereof;

Thence North 89°49'58" West 1988.86 feet coincident with the south line of said Southeast Quarter to a number five bar and cap stamped "PLS 356548";

Thence North 00°15'29" West 662.75 feet to a number five bar and cap stamped "PLS 356548";

Thence North 89°51'14" West 331.21 feet to a number five bar and cap stamped "PLS 356548";

Thence North 00°14'18" West 662.63 feet to a number five bar and cap stamped "PLS 356548";

Thence North 89°52'30" West 330.99 feet to a number five bar and cap stamped "PLS 356548";

Thence North 89°52'08" West 660.91 feet to a number five bar and cap stamped "PLS 356548";

Thence North 00°10'22" West 1324.51 feet to a point on the center quarter section line of said Section 22 and a number five bar and cap stamped "PLS 356548";

Thence South 89°54'39" East 659.85 feet coincident with said center quarter section line to the center quarter section corner;

Thence South 89°55'01" East 2644.24 feet coincident with the center quarter section line to the point of beginning.

Tax ID XF00-6325-11