

STC 107443

Mail Tax Notice to:
Christensen & Larson, LLC, a Utah limited liability company
2046 East Murray Holladay Road #200
Salt Lake City, Utah 84117

Ent 397186 BK A510 Pg 734
Date: 23-JUL-2007 4:16PM
Fee: \$13.00 Check
Filed By: CC
CAROLYNE MADSEN, Recorder
DUCHESENE COUNTY CORPORATION
For: TITLE WEST TITLE

SPECIAL WARRANTY DEED

Christensen & Larson Investment Company
Of the County of Salt Lake, State of Utah

GRANTORS

Hereby Conveys and Warrants against all those claiming by, through or under it to

Christensen & Larson, LLC, a Utah limited liability company
Of the County of Salt Lake, State of Utah

GRANTEES

For the sum of Ten Dollars and Other Good and Valuable Consideration the following described tract of land in **Duchesne**, State of Utah:

SEE ATTACHED EXHIBIT "A"

Subject to City and/or County taxes and Assessments, not delinquent; Easements, Rights-Of-Way, Covenants, Conditions and Restrictions now of record.

WITNESS, the hands of said Grantors, this 11 day of July, 200

Christensen & Larson Investment Company, a Utah corporation

By:

~~J. Craig Larson, President~~

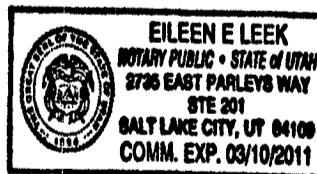
STATE OF UTAH

)

COUNTY OF SALT LAKE

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The foregoing instrument was duly acknowledged before me this 10 day of July, 2007 by J. Craig Larson, President of Christensen & Larson Investment Company, a Utah corporation



Notary Public

EXHIBIT "A" Ent 397186 Bk A0510 Pg 0735
Legal description of Property

Property Address: 545 East 200 North, Roosevelt, Utah 84066

Beginning North 00 degrees 02' West 1182.1 feet (to center of Highway 40) and North 48 degrees 38' West 50.7 feet (to the Northwest right of way boundary line of said highway) from the East one Quarter corner of Section 29, Township 2 South, Range 1 West, Uintah Special Base and Meridian, thence South 55 degrees 48" West 526.33 feet along right of way boundary line; thence North 72 degrees 22' West 1052.66 feet; thence North 55 degrees 48' East 526.33 feet; thence South 72 degrees 22' East 1052.66 feet to beginning.

Less and Excepting therefrom that portion conveyed to Thomas Enterprises, L.L.C., by that certain Warranty Deed, dated September 25, 1998, Recorded October 7, 1998, as Entry No. 329789, in Book A0301, at Page 675, Duchesne County Recorder's Office, and being more particularly described as follows:

Township 2 South, Range 1 West, Uintah Special Base & Meridian, Section 29: Commencing at the East Quarter Corner of said Section 29, thence North 0 degrees 16'13" West 1169.70 feet (North 0 degrees 02' West 1182.1 feet, by record) along the East line of the Northeast Quarter of said Section, said point being on the centerline of U.S. Highway 40; thence North 48 degrees 52'13" West 51.69 feet (North 48 degrees 38' West 50.7 feet, by record) to the North right of way line of said Highway; thence South 55 degrees 50'20" West (South 55 degrees 48' West, by record) 526.33 feet to the true point of beginning; thence North 71 degrees 18'10" West (North 72 degrees 22' West, by record) 745.53 feet to an existing rebar; thence North 72 degrees 24'03" West (North 72 degrees 22' West, by record) 299.98 feet to an existing rebar and a line of record; thence North 56 degrees 05'41" East 511.65 feet (North 55 degrees 48' East 526.33 feet, by record) to an existing fence corner; thence South 72 degrees 19'40" East (South 72 degrees 22' East by record) 734.65 feet; thence South 56 degrees 23'33" West 322.30 feet; thence South 32 degrees 27'24" East 253.25 feet to the true point of beginning.

TAX ID: R-0849