

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.

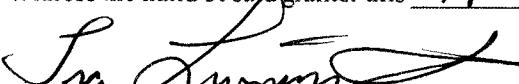
FOR A TOTAL AREA CONTAINING 592.23 ACRES.

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

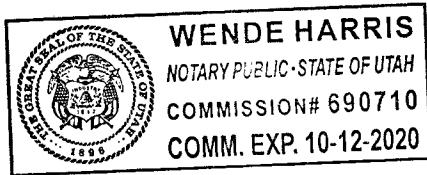
Appurtenant Water Rights will be transferred by separate instrument.

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: